

Notice is hereby given that an ordinary meeting of the Horowhenua District Council will be held on:

Date: Wednesday 12 February 2020
Time: 4.00 pm
Meeting Room: Council Chambers
Venue: 126-148 Oxford St
Levin

Council

OPEN AGENDA

MEMBERSHIP

Mayor	Mr Bernie Wanden	
Deputy Mayor	Mrs Jo Mason	
Councillors	Mr David Allan	
	Mr Wayne Bishop	
	Mr Ross Brannigan	
	Mr Todd Isaacs	
	Mr Sam Jennings	
	Mrs Victoria Kaye-Simmons	
	Mr Robert Ketu	
	Mrs Christine Mitchell	
	Ms Piri-Hira Tukapua	
Reporting Officer	Mr David Clapperton	(Chief Executive)
Meeting Secretary	Mrs Karen Corkill	

Contact Telephone: 06 366 0999
Postal Address: Private Bag 4002, Levin 5540
Email: enquiries@horowhenua.govt.nz
Website: www.horowhenua.govt.nz

Full Agendas are available on Council's website
www.horowhenua.govt.nz

Full Agendas are also available to be collected from:
Horowhenua District Council Service Centre, 126 Oxford Street, Levin
Te Awahou Nieuwe Stroom, Foxton,
Shannon Service Centre/Library, Plimmer Terrace, Shannon
and Te Takeretanga o Kura-hau-pō, Bath Street, Levin

ITEM	TABLE OF CONTENTS	PAGE
PROCEDURAL		
1	Apologies	5
2	Public Participation	5
3	Late Items	5
4	Declarations of Interest	5
5	Confirmation of Minutes	5
6	Announcements	5
7	Proceedings of Committees	
	7.1 Proceedings of the Foxton Community Board 27 January 2020	7
	7.2 Proceedings of the Finance, Audit & Risk Committee 29 January 2020	13
REPORTS		
8	Executive	
	8.1 Monitoring Report to 12 February 2019	21
	8.2 Chief Executive's Report to 12 February 2020	27
IN COMMITTEE		
9	Procedural motion to exclude the public	42
C1	Appointment of Additional Independent Member - Finance, Audit & Risk Committee	42
C2	Phase II Property Evaluations	42

1 Apologies

2 Public Participation

Notification of a request to speak is required by 12 noon on the day of the meeting by phoning 06 366 0999 or emailing public.participation@horowhenua.govt.nz.

See over the page for further information on Public Participation.

3 Late Items

To consider, and if thought fit, to pass a resolution to permit the Council to consider any further items which do not appear on the Agenda of this meeting and/or the meeting to be held with the public excluded.

Such resolution is required to be made pursuant to Section 46A(7) of the Local Government Official Information and Meetings Act 1987, and the Chairperson must advise:

- (i) The reason why the item was not on the Agenda, and
- (ii) The reason why the discussion of this item cannot be delayed until a subsequent meeting.

4 Declarations of Interest

Members are reminded of their obligation to declare any conflicts of interest they might have in respect of the items on this Agenda.

5 Confirmation of Minutes

5.1 Meeting minutes Council, 11 December 2019

6 Announcements

Public Participation (further information):

The ability to speak at Council and Community Board meetings provides the opportunity for members of the public to express their opinions/views to Elected Members as they relate to the agenda item to be considered by the meeting.

Speakers may (within the time allotted and through the Chairperson) ask Elected Members questions as they relate to the agenda item to be considered by the meeting, however that right does not naturally extend to question Council Officers or to take the opportunity to address the public audience be that in the gallery itself or via the livestreaming. Council Officers are available to offer advice too and answer questions from Elected Members when the meeting is formally considering the agenda item i.e. on completion of Public Participation.

Meeting protocols

1. All speakers shall address the Chair and Elected Members, not other members of the public be that in the gallery itself or via livestreaming.
2. A meeting is not a forum for complaints about Council staff or Council contractors. Those issues should be addressed direct to the CEO and not at a Council, Community Board or Committee meeting.
3. Elected members may address the speaker with questions or for clarification on an item, but when the topic is discussed Members shall address the Chair.
4. All persons present must show respect and courtesy to those who are speaking and not interrupt nor speak out of turn.
5. Any person asked more than once to be quiet will be asked to leave the meeting

Proceedings of the Foxton Community Board 27 January 2020

File No.: 20/27

1. Purpose

To present to the Council the minutes of the Foxton Community Board meeting held on 27 January 2020.

2. Recommendation

- 2.1 That Report 20/27 Proceedings of the Foxton Community Board 27 January 2020 be received.
- 2.2 That the Council receives the minutes of the Foxton Community Board meeting held on 27 January 2020.

3. Issues for Consideration

There were no items considered by the Foxton Community Board that require further consideration by Council.

Attachments

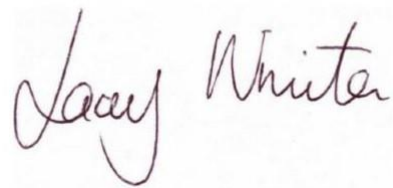

There are no attachments for this report.

Confirmation of statutory compliance

In accordance with section 76 of the Local Government Act 2002, this report is approved as:

- a. containing sufficient information about the options and their benefits and costs, bearing in mind the significance of the decisions; and,
- b. is based on adequate knowledge about, and adequate consideration of, the views and preferences of affected and interested parties bearing in mind the significance of the decision.

Signatories

Author(s)	Lacey Winiata Community Engagement Manager	
Approved by	David Clapperton Chief Executive	

Foxton Community Board

OPEN MINUTES

Minutes of a meeting of the Foxton Community Board held in the Blue Room, Te Awahou Nieuwe Stroom, 92 Main Street, Foxton, on Monday 27 January 2020 at 6.00 pm.

PRESENT

Chairperson	Mr D J Roache
Deputy Chairperson	Ms P R Metcalf
Members	Cr D A Allan
	Cr R J Brannigan
	Mr T J Chambers
	Mr J F Girling
	Mrs N J Newland

IN ATTENDANCE

Reporting Officer	Mrs L Winiata	(Community Engagement Manager)
	Ms C H Marheine	(Meeting Secretary)

ALSO IN ATTENDANCE

Mayor B P Wanden	
Mr D M Clapperton	(Chief Executive)

PUBLIC IN ATTENDANCE

There were six members of the public in attendance at the commencement of the meeting.

At the opening of the meeting the Chair introduced Mrs Winiata as the new Reporting Officer and Ms Marheine as the new Meeting Secretary and then called for a minute's silence in remembrance of Mark Lester.

1 Apologies

There were no apologies.

2 Public Participation

There was no public participation.

3 Late Items

There were no late items.

4 Declaration of Interest

None declared.

5 Confirmation of Minutes – 25 November 2019

MOVED by Ms Metcalf, seconded Mr Girling:

THAT the minutes of the meeting of the Foxtton Community Board held on Monday, 25 November 2019, be confirmed as a true and correct record.

CARRIED

6 Announcements

It was noted the Foxtton Wharf report would be considered at a workshop following the meeting.

7 Reports

7.1 Adoption of Standing Orders

Purpose

For the Foxtton Community Board to adopt Standing Orders for the conduct of its meetings.

MOVED by Ms Metcalf, seconded Mr Girling:

THAT Report 19/469 Adoption of Standing Orders be received.

THAT this matter or decision is recognised as not significant in terms of S76 of the Local Government Act.

CARRIED

The options with regard to attendance at meetings via audio visual link were discussed with Mr Clapperton advising equipment would need to be provided, should members adopt attendance by that means.

MOVED by Cr Allan, seconded Mr Girling:

THAT the Foxtton Community Board agrees to amend the draft Standing Orders (Section 13.7-13.16);

To provide for the attendance at meetings by audio visual link.

CARRIED

Following discussion it was,

MOVED by Cr Allan, seconded Mr Girling:

THAT the Foxtton Community Board agrees to amend the draft Standing Orders (Section 19.4) to include that the Chairperson does not have a casting vote.

CARRIED

The options were discussed with Option C being favoured as it had the most flexibility and mirrored Council Standing Orders.

MOVED by Mr Girling, seconded Ms Metcalf:

THAT the Foxtton Community Board agrees that the default option for speaking and moving motions is Option C.

CARRIED

MOVED by Cr Allan, seconded Mr Girling:

*THAT In accordance with clause 27, Schedule 7 of the Local Government Act 2002, with effect from 28 January 2020, the Foxton Community Board adopts the **attached Standing Orders as amended***

CARRIED

7.2 Adoption of Code of Conduct

Purpose

For the Foxton Community Board to adopt its Code of Conduct, and to identify any areas for amendment at the beginning of the new triennium.

MOVED by Ms Metcalf, seconded Cr Brannigan:

THAT Report 19/471 Code of Conduct be received.

THAT this matter or decision is recognised as not significant in terms of S76 of the Local Government Act.

CARRIED

MOVED by Mr Girling, seconded Ms Metcalf:

THAT the Foxton Community Board adopts the Code of Conduct November 2019-2022.

CARRIED

7.3 Monitoring Report to 27 January 2020

Purpose

To present to Foxton Community Board the updated monitoring report covering requested actions from previous meetings of the Community Board.

MOVED by Cr Allan, seconded Mr Girling:

THAT Report 20/3 Monitoring Report to 27 January 2020 be received.

THAT this matter or decision be recognised as not significant in terms of s76 of the Local Government Act 2002.

CARRIED

Page 110 Late item - Increasing parking capacity in Thomas Place

Responding to a query, Mr Clapperton confirmed the funding was from the Roading budget and a small amount from NZTA.

Page 112 19/162 - Holben Reserve Wetland Development

Procurement plan completed, board members queried next steps. Mrs Winiata advised she would check with Officers.

19/494 – Foxton Beach Community Centre request for funding

It was noted the requested documentation for the funding has not been received from the Foxton Beach Community Centre.

7.4 Reporting Officer's Report to 27 January 2020

Purpose

To present to the Foxton Community Board matters relating to the Foxton Community Board area.

MOVED by Mr Roache, seconded Cr Allan:

THAT Report 20/2 Reporting Officer's Report to 27 January 2020 be received.

THAT these matters or decisions be recognised as not significant in terms of s76 of the Local Government Act 2002.

CARRIED

3.1 Workshop Topics

Mrs Winiata outlined the list of topics for future workshops and asked for members to advise if there were further topics they would like included, and to consider the topics for discussion at the first workshop. Members asked for Foxton Futures to be included. Following further discussion it was agreed by members that the topics for the first workshop would be Horowhenua District Council Annual Plan /Long Term Plan Submission, Foxton Beach Freeholding Account Review and Foxton Futures.

Mrs Winiata was asked to provide a suggested program for discussion at the first workshop in February.

3.2 Foxton Futures

There was discussion around the PGF and PDU funding aspects. It was agreed Foxton Futures would be discussed at the first workshop in February 2020.

3.3 Foxton Marketing

It was noted Council support for the FTDA Marketing plan was working well. Mrs Winiata acknowledged, and tabled, the report Mrs Newland provided on FTDA, FBPA and the Wildlife Foxton Trust to Board Members.

3.4 Reporting

Mrs Winiata and Mr Clapperton commented on the further information that will be provided in reports going forward, it was also noted that the FCB Chair will have the ability to speak at Council meetings on matters pertaining to Foxton, but would not have voting rights.

3.5 Foxton Beach Progressive Association – Chairperson’s Report

Mr Melton spoke to the report, with discussion focussing on the need for private vehicles to remain outside the Surf-life saving flagged area. It was noted the safety measures put in place by Council had been well received.

6.52 pm

There being no further business, the Chairperson declared the meeting closed.

CONFIRMED AS A TRUE AND CORRECT RECORD
AT A MEETING OF THE FOXTON COMMUNITY
BOARD HELD ON

DATE:.....

CHAIRPERSON:.....

Proceedings of the Finance, Audit & Risk Committee 29 January 2020

File No.: 20/31

1. Purpose

To present to the Council the minutes of the Finance, Audit & Risk Committee meeting held on 29 January 2020.

2. Recommendation

- 2.1 That Report 20/31 Proceedings of the Finance, Audit & Risk Committee 29 January 2020 be received.
- 2.2 That the Council receives the minutes of the Finance, Audit & Risk Committee meeting held on 29 January 2020.

3. Issues for Consideration

There are no items considered by the Finance, Audit & Risk Committee that require further consideration by Council.

Attachments



There are no attachments for this report.

Confirmation of statutory compliance

In accordance with section 76 of the Local Government Act 2002, this report is approved as:

- a. containing sufficient information about the options and their benefits and costs, bearing in mind the significance of the decisions; and,
- b. is based on adequate knowledge about, and adequate consideration of, the views and preferences of affected and interested parties bearing in mind the significance of the decision.

Signatories

Author(s)	Doug Law Chief Financial Officer	
Approved by	David Clapperton Chief Executive	

Finance, Audit & Risk Committee

OPEN MINUTES

Minutes of a meeting of the Finance, Audit & Risk Committee held in the Council Chambers, Horowhenua District Council, Levin, on Wednesday 29 January 2020 at 4.00 pm.

PRESENT

Chairperson	Mr P Jones
Deputy Chairperson	Mrs C B Mitchell
Members	Mr D A Allan
	Mr W E R Bishop
	Mr R J Brannigan
	Mr T N Isaacs
	Mr S J R Jennings (via Audio Visual link)
	Mrs V M Kaye-Simmons
	Mr R R Ketu
	Mrs J F G Mason
	HWTM B P Wanden

IN ATTENDANCE

Reporting Officer	Mr D Law	(Chief Financial Officer)
	Mr D M Clapperton	(Chief Executive)
	Mr K Peel	(Group Manager – Infrastructure Operations)
	Mr I McLachlan	(Group Manager – Customer & Regulatory Services)
	Mr B Maguire	(Group Manager – Infrastructure Development)
	Mr S Magi	(Information Services Manager)
	Mr B Harvey	(Community Facilities & Events Manager)
	Mrs L Winiata	(Community Engagement Manager)
	Mrs L Slade	(Acting Senior Manager – People & Culture)
	Mrs T Glavas	(Health & Safety Advisor)
	Mr J Paulin	(Finance Manager)
	Mr A Chamberlain	(Financial Accountant)
	Mrs K J Corkill	(Meeting Secretary)

ALSO IN ATTENDANCE

Mrs R Dean	(CKS Audit)
Mr C Te Peeti	(accompanying Cr Ketu)

MEDIA IN ATTENDANCE

Ms R Moore	(“Manawatū Standard”)
------------	-----------------------

PUBLIC IN ATTENDANCE

There were seven members of the public in attendance at the commencement of the meeting.

The meeting opened with a karakia (Cr Ketu) and then a minute's silence was observed in remembrance of Mark Lester.

The Chair also noted that this was Mr McLachlan's last FAR Committee meeting prior to retirement particularly acknowledging Mr McLachlan's work with regard to risk management and thanking him for his contribution to Council and to the Horowhenua District.

1 Apologies

An apology was recorded for Cr Tukapua.

MOVED by Cr Allan, seconded Cr Bishop:

THAT the apology from Councillor Tukapua be accepted.

CARRIED

2 Public Participation

7.2 Projects Update

Speaking on Levin Stormwater, Mr Philip Taueki articulated his concerns in relation to the stormwater going into the Lake, particularly noting that currently this was unconsented and he queried what Council was going to do to address this.

Mr Charles Rudd spoke in relation to the proposed Levin Stormwater consent and the Levin Wastewater Discharge consent applications outlining what he saw as the key issues and also expressing his total opposition to the proposed Levin Wastewater treatment plant at the Pot.

Also speaking in relation to the Levin Stormwater consent and the overall issue of the Lake, Mr Brett Russell covered historical and recent matters concerning the current state of the Lake, outlining some possible actions that could assist with the Lake's restoration.

3 Late Items

Whilst there were no late items, a supplementary paper (the Audit Engagement Letter) to Report 20/11 - Internal Audit Programme was tabled from CKS Audit setting out its Internal Audit Services.

4 Declarations of Interest

None declared.

5 Confirmation of Minutes – 27 November 2019

MOVED by Mayor Wanden, seconded Cr Jennings:

THAT the minutes of the meeting of the Finance, Audit & Risk Committee held on Wednesday, 27 November 2019, be confirmed as a true and correct record.

CARRIED

6. Announcements

There were no announcements.

With the agreement of the meeting, item 7.5 Internal Audit Programme was the next report to be considered.

7 Reports

7.5 Internal Audit Programme

Purpose

To introduce the proposed Internal Audit programme for the 2019/20 financial year for Council to review.

Mrs Rachael Dean from CLS Audit was welcomed to the table.

As noted in the report, Mr Law reiterated that in May 2019 Council had committed to doing an internal audit on Procurement. The audit was now ready to proceed and Council needed to adopt the Audit Engagement Letter with any amendments that may be required.

Rachael Dean introduced herself giving an overview of her qualifications and extensive and varied experience which did include some time in local government. She covered the steps taken to date and outlined some of the issues that other local authorities had considered in terms of internal audit. A meeting had already been held with the CFO to elicit information about Council's procurement policy and processes and areas that might be included in the audit.

Responding to queries, Mrs Dean explained the methodology that would be used which would compare HDC's procedures and processes with good practice. In terms of timing, Mrs Dean said if there was quick access to Council staff and records and there were no unexpected events, a draft report would come to the March FAR Committee meeting and the final report should be ready for the April FAR meeting.

Following Mr Jones clarifying that there would not be an additional point 9 in the Scope and Mr Clapperton providing more specific recommendations to encompass the audit process, it was:

MOVED by Mr Jones, seconded Cr Brannigan:

THAT Report 20/11 Internal Audit Programme be received.

THAT this matter or decision be recognised as not significant in terms of s76 of the Local Government Act 2002.

THAT the Finance, Audit & Risk Committee supports an internal audit focussing on Procurement.

THAT the Horowhenua District Council authorises the CFO to execute the CKS Audit Internal Audit Services Engagement Letter.

CARRIED

7.1 Health & Safety - Quarterly Report

Purpose

To provide an update to the Finance Audit and Risk (FAR) Committee on health and safety matters at Horowhenua District Council for the three-month period to 31 December 2019.

With the report being taken as read, Health & Safety Advisor, Mrs Glavas, and Acting Manager – People & Culture, Mrs Slade, joined the table to respond to any queries.

Responses to queries from around the table included:

- on page 9, in relation to the status of expired contractors, at this point paperwork was awaited or discussions were occurring as to whether the contractors in question were still being used by Council.

- with regard to what appeared to be a grey area, more particularly for the Aquatic Centre where there were a number of recorded medical or other events that may or may not be strictly Health & Safety issues under the legislation as they were not caused by an unsafe work area, it was noted this was caused by people reporting such events through PeopleSafe. That reporting led to further reporting by the Health & Safety Advisor. This was something that would be looked at to provide more specific reporting to the FAR Committee.
- again with regard to the Aquatic Centre and the recent lessons learnt, these would be extended to the rest of the organisation, particularly those areas where hazardous chemicals were concentrated. At Health & Safety meetings lessons learnt were also shared around the table and that would be filtered back to other areas of Council.

MOVED by Cr Brannigan, seconded Cr Jennings:

THAT Report 20/8 Health & Safety - Quarterly Report be received.

THAT this matter or decision be recognised as not significant in terms of s76 of the Local Government Act 2002.

CARRIED

7.2 Projects Update

Purpose

To provide the Finance, Audit and Risk (FAR) Committee with an update of the projects being undertaken by the Infrastructure Projects Team.

Mr Peel and Mr Clapperton joined the table to speak to the report, which was worked through project by project.

A. North East Levin Stormwater (Discharge to Koputaroa Stream Tributary)

Mr Clapperton confirmed that work was not yet in progress. He outlined the steps that would be taken in terms of talking to submitters and key stakeholders to identify suitable mitigation options.

With regard to the ongoing risk management journey, the Chair commented that there were some inconsistencies between the level of risks with all the projects, but particularly this one which he suggested needed more assessment when it was compared with the risks for the other projects.

B. Levin Stormwater

Responding to a query as to whether Council had been able to identify any solutions, Mr Clapperton said the key thing that was being done at the moment was the testing of the composition of the water going into the Lake from entry points. This was the first step in the process and mitigation measures would be developed largely based on the composition of the water, which was not just urban stormwater but also groundwater which was coming mainly off the rural catchment. A solution did need to be found and mitigation would be part of the process. Testing did take time as it had to be done over different (seasonal and weather) conditions.

In terms of timing, Mr Clapperton did note that some of the testing was weather related but he did agree it was important to give some indication of when the monitoring would be completed and what the findings of that monitoring were as well.

The importance of speaking with tangata whenua was stressed as that would provide not only a scientific view, but also a cultural view of the state of the water in terms of protecting the mauri of the Lake and its waters.

E. Tokomaru Water Supply

Responding to a query about the number of people who were on tank rather than

the town water supply, Mr Clapperton said he understood there were approximately 500 residents (not including the rural lifestyle area), with perhaps half of those on the town water supply, with the rest having their own tank water.

J. Queen Street / Cambridge Street Intersection Improvements

With the design of the roundabout based on 2018 traffic modelling and in light of how Levin had changed since then and growth predictions, it was queried if this design was fit for purpose.

Mr Peel responded that there had been further traffic counting in October last year and that had been checked against the modelling that had been done so it should be suitable for at least 15 years. What also needed to be done, in light of O2NL, was to change people's driving habits and take traffic away from Queen Street by changing the network, which would further reduce some of the pressure on that route.

H. Foxton Wastewater Discharge

Mr Clapperton reported that the second phase of the desludging was not yet complete as there had been a greater volume of sludge that had to be removed. The geo-bags were now on the side of the ponds being dewatered. The rest of the work would include desludging the remainder of the ponds.

I. Poads Road Bridge

With there being three bridges to be constructed in close proximity, whether doing them at the same time would have benefits was queried. Mr Peel said that had been looked at to see if they could be bundled up, but with the process for the business case with NZTA still being progressed to get the Gladstone realignment done and with the Poads Road bridge needing to be replaced now, there would not be a huge benefit in delaying it.

MOVED by Cr Allan, seconded Cr Mitchell:

THAT Report 20/9 Projects Update be received.

THAT this matter or decision be recognised as not significant in terms of s76 of the Local Government Act 2002.

CARRIED

7.3 Six Month Report 1 July - 31 December 2019

Purpose

To present to the Finance, Audit & Risk (FAR) Committee the financial report for the six months ended 31 December 2019.

Mr Law reported that things were tracking along reasonably well against projections, with most of the variances having been around for the last few months. One thing that had changed with interest rates moving up was that Council now had an unrealised gain on derivatives and swap contracts.

Raised in discussion:

- the effect of the loans with higher interest rates reaching maturity, particularly those in 2021;
- with regard to building consents issued, it was explained that the difference between new dwellings and new residential dwelling units was that dwelling units referred to conjoined dwellings;
- rates debtors, with the second quarter looking like it was more than double the first quarter. Mr Law said this was not uncommon as the second instalment was so close to Christmas. Many Councils had instalment dates a month earlier than HDC which was something that Council may want to consider. Council did try and process rates rebates earlier in the year but many ratepayers deliberately

timed it so the rebates paid off their second instalment which created a workflow and manpower issue for Council. Rates debt, including penalties for late payment, was also bound up in legislation which did affect how Council pursued collection. Council did accommodate rates debtors, particularly with regard to penalties, who were proactive and set up a payment plan.

- looking at how total expenditure was tracking (page 69), it was noted that Council was getting better at how it phased budgets and expenditure. Capital expenditure, which was another aspect, would be reported on at the next meeting.

MOVED by Cr Mitchell, seconded Cr Bishop:

THAT Report 20/6 Six Month Report 1 July - 31 December 2019 be received.

THAT this matter or decision be recognised as not significant in terms of s76 of the Local Government Act 2002.

CARRIED

7.4 Treasury Report

Purpose

To present to the Finance, Audit & Risk (FAR) Committee the Bancorp Treasury Report for the December 2019 quarter.

Mr Law spoke briefly on interest rates and whether there was the possibility of change due to a variety of factors such as the Coronavirus and the Australian Reserve Bank potentially dropping its OCR rate with any flow on effects.

Responding a query as to why Council should not be borrowing more money at low rates and investing at higher rates, Mr Jones explained that legislation prohibited Councils from speculating. It was acceptable to prefund known debt repayments and to prefund in such instances as borrowing \$5m when Standard & Poors recently suggested that Council did not have enough liquid assets. Because of interest rates at the time Council was able to make a small amount on the margin. However, if Council borrowed \$50m to reinvest at a higher interest rate that would be speculation, it could be deemed an illegal action and there could be personal liability for himself and Council.

MOVED by Cr Bishop, seconded Deputy Mayor Mason:

THAT Report 20/10 Treasury Report be received.

THAT this matter or decision be recognised as not significant in terms of s76 of the Local Government Act 2002.

CARRIED

5.38 pm

There being no further business, the Chairperson declared the meeting closed.

CONFIRMED AS A TRUE AND CORRECT RECORD
AT A MEETING OF THE FINANCE, AUDIT & RISK
COMMITTEE HELD ON

DATE:.....

CHAIRPERSON:.....

Monitoring Report to 12 February 2019

File No.: 19/522

1. Purpose

To present to Council the updated monitoring report covering requested actions from previous meetings of Council.

2. Recommendation

- 2.1 That Report 19/522 Monitoring Report to 12 February 2019 be received.
- 2.2 That this matter or decision be recognised as not significant in terms of s76 of the Local Government Act 2002.

Attachments



No.	Title	Page
A	Horowhenua District Council Monitoring Report	22

Confirmation of statutory compliance

In accordance with section 76 of the Local Government Act 2002, this report is approved as:

- a. containing sufficient information about the options and their benefits and costs, bearing in mind the significance of the decisions; and,
- b. is based on adequate knowledge about, and adequate consideration of, the views and preferences of affected and interested parties bearing in mind the significance of the decision.

Signatories

Author(s)	David Clapperton Chief Executive	
Approved by	David Clapperton Chief Executive	

MONITORING REPORT
HOROWHENUA DISTRICT COUNCIL

Item No.	Meeting Date	Item Description	Resolved / Action	Responsible Officer	Date to Action by	Completed	Officer Comment
17/534	27 November 2017	Provisional Local Alcohol Policy – Appeals	<i>THAT Council resolves that the Hearings Committee of Council be directed to act on behalf of Council on this matter as may be required following notification by the Licensing Authority.</i>	V Miller			ARLA directed HDC to reconsider 5 elements of the PLAP. Next step is to re-confirm the negotiated changes to the PLAP with Foodstuffs / Woolworths and resubmit to ARLA for acceptance. Submitters to the draft LAP to be informed.
18/575	10 October 2018	Options for Potential Disposal – Court House Museum	<i>THAT Council resolves not to retain the Court House Museum as per the original Officer recommendation. THAT Horowhenua District Council disposes of the Foxton Court House Museum using an Expression of Interest process that requires proponents to complete seismic strengthening whilst preserving the heritage and character of the building.</i>	A Nelson 26 February 2019 A Nelson 28.03.2019 27.06.2019			A draft EOI has been produced Officers are currently undertaking due diligence and researching any encumbrances upon the title. Due diligence has identified some encumbrances relating to the property and these are still being assessed. Parks & Property are talking to the Foxton Historic Society in respect of a potential proposal to take over the building as one option for disposal.

MONITORING REPORT							
HOROWHENUA DISTRICT COUNCIL							
Item No.	Meeting Date	Item Description	Resolved / Action	Responsible Officer	Date to Action by	Completed	Officer Comment
	14 August 2019		<i>THAT the Chief Executive be delegated the authority to execute the disposal of Foxton Court House Museum.</i>	05.11.2019			Officers are still awaiting a proposal from the Foxton Historic Society.
19/27	13 March 2019	CE's Report – Foxton Beach Freeholding Account Strategy & Policy Review	<i>THAT the Horowhenua District Council gives approval for the Foxton Beach Freeholding Account Strategy and Policy to be reviewed with feedback to be sought from the Foxton Beach Community.</i>	L Winiata			<p>Project Plan to be developed.</p> <p>Due to the proximity of triennial elections this matter is to be held over to be dealt with by the new council and community board. With a new Board in place Project Planning will commence with both the Foxton Beach Progressive Association and the Foxton Community Board. The intention being to have a project plan agreed at the second meeting of the Foxton Community Board.</p> <p>4/2/2020 Council Officers are currently planning the review process, which will</p>

MONITORING REPORT							
HOROWHENUA DISTRICT COUNCIL							
Item No.	Meeting Date	Item Description	Resolved / Action	Responsible Officer	Date to Action by	Completed	Officer Comment
							include consulting the Foxton Beach community.
19/199	12 June 2019	Proceedings of the Foxton Community Board 27 May 2019	<i>THAT as recommended by the Foxton Community Board, the Horowhenua District Council supports the development of a detailed design for a wetland at Holben Reserve and requests officers to progress to a detailed design through an RFP process.</i>	A Nelson	05.12.2019		A contract has been awarded to Boffa Miskell to complete the detailed design for the wetland.
19/387 & 19/388	2 October 2019	Proposed National Policy Statements – Highly Productive Land & Urban Development	<i>THAT the Chief Executive be requested to write to the appropriate Ministers on behalf of the Horowhenua District Council strongly expressing concerns in relation to the proposed National Policy Statement and requesting a meeting with those Ministers,</i>	D McCorkindale			The letters to the Ministers have been drafted. Waiting on the completion of Council's Advocacy Strategy to check for alignment before sending.

MONITORING REPORT
HOROWHENUA DISTRICT COUNCIL

Item No.	Meeting Date	Item Description	Resolved / Action	Responsible Officer	Date to Action by	Completed	Officer Comment
			<i>with that meeting preferably to be in the Horowhenua.</i>				
19/456	11 December 2019	Adoption of Standing Orders	<i>THAT the Horowhenua District Council, in line with draft Standing Order 6.6, reviews the delegations to the Foxton Community Board during the 2020/21 Annual Plan process which will include resources and financial delegation; AND FURTHER THAT this review will be carried out in conjunction with the Foxton Beach Freeholding Account review.</i>	L Winiata			In conjunction with the Annual Plan, a review of the Foxton Beach Freeholding Account will be undertaken as will a review of the Foxton Beach Community Board delegations.

Chief Executive's Report to 12 February 2020

File No.: 20/7

1. Purpose

For the Chief Executive to update Councillors, or seek endorsement on, a number of matters being dealt with.

2. Recommendation

- 2.1 That Report 20/7 Chief Executive's Report to 12 February 2020 be received.
- 2.2 That these matters or decisions be recognised as not significant in terms of s76 of the Local Government Act 2002.
- 2.3 That the Horowhenua District Council adopts the updated Local Governance Statement.
- 2.2 That the Horowhenua District Council adopts the Triennial Agreement for the Manawatu-Wanganui Region effective from 1 March 2020 until such time as the Agreement is either amended with the agreement of all parties or is renewed following the 2022 local authority elections and before 1 March 2023.

3. Chief Executive Updates

3.1 Local Governance Statement

A Local Governance Statement is a collection of information about the processes through which Council engages with its community, how the local authority makes decisions, and how citizens can influence those processes.

Council is required to produce such a statement under Section 40 of the Local Government Act 2002 within six months following each triennial election.

The Local Governance Statement supports the purpose of local government by promoting democracy at a local level. The statement does this by providing the public with information on the ways to influence democratic processes that Council uses to engage with the district's residents. It also outlines how Council makes decisions and shows how residents can influence those processes.

A comprehensive review of the Local Governance Statement has taken place. Attached is a copy of the Statement for Council's consideration and adoption.

3.2 Horizons Regional Council - Triennial Agreement

Under the Local Government Act 2002 a Triennial Agreement is required to be entered into, and signed, by all local authorities in the Manawatu-Wanganui Region by 1 March 2020. Attached is a copy of the Agreement received from Horizons for Council's consideration. This Agreement includes a Memorandum of Understanding – Working together to adapt to climate change – which was signed on 3 September 2019 by the Region's Mayors.

Attachments



No.	Title	Page
A	Local Governance Statement (Pre Adoption) <i>(Under Separate Cover)</i>	
B	Draft Triennial Agreement March 2020 + MOU Climate Change	29

Confirmation of statutory compliance

In accordance with section 76 of the Local Government Act 2002, this report is approved as:

- a. containing sufficient information about the options and their benefits and costs, bearing in mind the significance of the decisions; and,
- b. is based on adequate knowledge about, and adequate consideration of, the views and preferences of affected and interested parties bearing in mind the significance of the decision.

Signatories

Author(s)	David Clapperton Chief Executive	
Approved by	David Clapperton Chief Executive	



DRAFT Triennial Agreement for the Manawatū-Whanganui Region

March 2020

MANAWATŪ-WHANGANUI REGION

TRIENNIAL AGREEMENT

PURPOSE

This Triennial Agreement (Agreement) is established under section 15 of the Local Government Act 2002 (LGA) (but also has relationships with sections 14 and 16). The purpose of this Agreement is to give effect to the principles of local government through the establishment of protocols for communication and coordination between the local authorities of the Manawātū-Whanganui Region. The Agreement gives particular effect to the promotion of desired community and local authority outcomes and objectives in such a way as to achieve sustainable development and promote the interests of the Region's communities. The Agreement also establishes the process for consultation on proposals for new Regional Council activities.

The Agreement is effective from 1 March 2020 until such time as the Agreement is either amended by the agreement of all parties or is renewed following the 2022 local authority elections and before 1 March 2023.

PARTIES

The signatories to this agreement are:

Principal Signatories:

(those local authorities whose boundaries are completely or primarily encompassed within the Manawātū-Whanganui Region and who primarily identify with that Region).

1. *Horizons Regional Council (Manawātū-Whanganui Regional Council)*
2. *Horowhenua District Council*
3. *Manawatu District Council*
4. *Palmerston North City Council*
5. *Rangitikei District Council*
6. *Ruapehu District Council*
7. *Tararua District Council*
8. *Whanganui District Council*

Non-primary Signatories:

(those local authorities whose boundaries bisect the Manawātū-Whanganui Region but whose principal identification is with another Region).

1. *Taupo District Council*
2. *Waitomo District Council*
3. *Stratford District Council*

This Triennial Agreement is binding on all local authorities of the Manawātū-Whanganui Region. It is recognised that for Non-primary Signatories, the degree of involvement in the actions required under "B. Communication and Coordination" and "D. Form" will be in proportion to the degree to which these parties are affected by decisions, issues, proposals or other matters, as determined by the Non-primary Signatories.

AGREEMENT

A. General

Signatories to this Agreement agree to work together in good faith for the good governance of their localities and the Region.

Signatories to this Agreement recognise that:

- The communities within the Region are diverse and encompass a range of desired outcomes and objectives.
- Collaboration and cooperation between local authorities of the Region can more effectively promote social, economic, and cultural interests of communities in the Region, and maintenance and enhancement of the Region's environment.
- Collaboration and cooperation between local authorities of the Region can bring efficiencies in terms of planning, administration costs and consideration of decision-making and consultation requirements, increases available resources and promotes cooperative approaches in taking strategic judgements about the allocation of resources.
- Although collaboration and cooperation are outcomes that should be strived for, each local authority has the legislative mandate to govern their own area as appropriate.
- Collaboration and cooperation between local authorities of the Region can more effectively grow the region's economy for the benefit of its communities.

B. Communication and Coordination

Signatories to this agreement will:

1. Hold a meeting of Mayors, regional Chairperson and their Chief Executive Officers every six months to review the performance of the Agreement as outlined under section D(1) of this Agreement;
2. Work together to develop a common process for promoting or achieving priorities and community outcomes, and making efficient use of resources, in accordance with section 14(e) LGA;
3. Develop joint approaches as required.
4. Provide for early notification (through the appropriate council or officer forum) of, and participation in, decisions that may affect other local authorities in the Region in accordance with the requirements of sections 77-89 LGA (decision-making and consultation). This will include distribution of draft documentation of major policy discussions and the development of consultation policies;
5. Apply a 'no surprises' policy whereby early notice will be given over disagreements between local authorities concerning policy or programmes before critical public announcements are made;
6. Use existing structures to pursue greater collaboration within the Region (refer to Appendix One);
7. Consider joint community consultation for issues affecting more than one authority.

8. Provide opportunities for other local authorities, whether party to this agreement or not, to work jointly on the development of strategies and plans for the achievement of identified outcomes and priorities.
9. Work together to achieve regional economic growth and development (refer to Appendix Two).

C. Regional Co-operation

1. The parties note that there is value, in the appropriate circumstances, in working together to take a regional approach to issues and opportunities of mutual benefit.
2. In this triennium the parties note that areas of regional focus include:
 - i. Climate change response – Councils have signed an MoU (attached) and are developing a region wide action plan;
 - ii. Sustainable regional growth and prosperity (eg. through Accelerate25, collaboration between councils and across EDAs;
 - iii. Three waters policy and services with the initial focus on drinking water.
3. Other areas of regional focus may arise during the triennium and will be considered by mutual agreement including any matters relevant to section 15(2)(c) LGA.
4. The parties are committed to ongoing and open discussions about how they best work together to develop opportunities that are regionally as well as locally significant.

D. Proposals for New Regional Council Activities

1. New Activities

New activities for Horizons Regional Council may be proposed either by the Regional Council itself or by one or more constituent territorial authorities when they see an opportunity for the Regional Council to pick up new activities. The process for consultation on proposals for such activities shall be as follows:

- a. The affected parties agree to discuss the issues involved at one or more of the existing forums, and to provide early drafts of proposals to affected councils for early comment in accordance with the requirements of sections 77-89 LGA (decision-making and consultation).
- b. The Regional Council will inform all territorial authorities within the Region of:
 - the nature of the activity proposed to be undertaken;
 - the scope of the proposal (including size, districts covered and why); and
 - the reasons for the proposal.
- c. Territorial authorities will be given a reasonable period of time, but no less than 40 working days, to respond to any such proposal. The Regional Council agrees to fully consider any submissions and representations on the proposal made by territorial authorities within the Region.

- d. Final decisions (including considerations leading to the specific decision) will be communicated to the next available Regional Chiefs' meeting.

2. **Significant New Activities proposed by Horizons Regional Council**

If the Regional Council or a Regional Council controlled organisation proposes to undertake a significant new activity, and these activities are already undertaken or proposed to be undertaken by one or more territorial authorities within the Region, section 16 of the LGA will apply.

However, in the spirit of this agreement, the parties agree to an expanded consultation and communication process. The parties agree to discuss the issues involved at one or more of the existing forums, and to provide early drafts of proposals to affected councils for early comment in accordance with the requirements of sections 77-89 LGA (decision-making and consultation).

The parties also agree that prior to implementing the formal provisions of section 16 (2 and 3):

- a. The Regional Council will inform all territorial authorities within the Region of:
 - the nature of the activity proposed to be undertaken;
 - the scope of the proposal (including size, districts covered, and why); and
 - the reasons for the proposal.
- b. Territorial authorities will be given a reasonable period of time, but no less than 40 working days, to respond to any such proposal. The Regional Council agrees to fully consider any submissions and representations on the proposal made by territorial authorities within the Region.

Should the mediation processes outlined in section 16(4) be initiated, the parties agree to the following process. If no agreement on a mediator is forthcoming a mediator will be appointed by the president of the Manawatu District Law Society. If mediation is unsuccessful, any of the local authorities affected may ask the Minister of Local Government to make a binding decision on the proposal. The cost of mediation will be met equally by the parties that have agreed to the mediation.

E. Form

Consultation in relation to this agreement will take one or more of the following forms:

1. A meeting of Mayors, regional Chairperson and their Chief Executive Officers will occur at least once every six months to review the performance of the agreement and discuss outstanding issues. This meeting will occur as part of the regular Regional Chiefs' meetings and minutes of the review discussions will be distributed to each council within the Region. This does not preclude meetings being coordinated by councils on request. All public communications from these meetings shall be approved by all participants prior to their release.

2. Existing regional and sub-regional forums, such as Regional Chiefs' meeting.
3. Meetings between councils and meetings between staff as necessary to achieve communication and coordination on issues identified in the Agreement.
4. An annual report (July to June) provided to all interested local authority members within the Region at the Regional Chiefs' meeting scheduled during or about September each year.

F. Agreement to Review

The parties agree to review the terms of this Agreement within 40 working days of a request by one of the parties being made in writing to the local authority with delegated responsibility to service the Agreement. Such a request will be accompanied by a Statement of Proposal including outcomes sought and reasons for the proposal, and engage all affected parties in consultation.

G. Consultation in Relation to Resource Management Act 1991 (RMA) Policy and Plans

The following consultation process will apply to the preparation of a new, or change, variation, or review of an existing, Regional Policy Statement, regional plan or district plan by a local authority in the Region:

1. The Regional Council will seek the input of territorial authorities, and vice-versa, for the preparation or review of the Regional Policy Statement, or regional or district plan.
2. For the Regional Policy Statement or a regional plan, the Regional Council will make the draft version available to all territorial authorities in the Region for discussion and development.
3. The parties to this agreement acknowledge their obligation to act in accordance with the principles of consultation set out in Section 82 LGA.

H. Resolving Disagreement

In the event of a disagreement over the actions taken to give effect to this agreement that cannot be successfully resolved by affected parties, the parties agree to refer the issue of disagreement to mediation.

I. Servicing

Signatories agree that responsibility for servicing this agreement shall be carried out by Horizons Regional Council. Servicing involves:

- Providing those secretarial services required; and
- Acting as a media and communications contact (including the provision of information to the public on request) in relation to matters covered in the Agreement on a case by case basis and in a format agreed by affected parties.

J. Statutory Requirements

This document is deemed to duly constitute fulfilment of section 14e, 15 and 16 of the LGA, and Schedule 1 Clause 3A(1) of the RMA.

Section 15 of the LGA requires that:

1. Not later than 1 March after each triennial general election of members, all local authorities within each region must enter into an agreement containing protocols for communication and coordination among them during the period until the next triennial general election of members.
2. Each agreement must include a statement of the process for consultation on proposals for new Regional Council activities.
3. After the date specified in subsection (1), but before the next triennial general election of members, all local authorities within each region may meet and agree to amendments to the protocols.
4. An agreement remains in force until replaced by another agreement.

In addition, other sections of the Act also require collaboration:

Section 14(e)

1. A local authority should collaborate and cooperate with other local authorities and bodies as it considers appropriate to promote or achieve its priorities and desired outcomes, and make efficient use of resources.

Section 16 – (summarised)

1. If a Regional Council, or a Regional Council-controlled organisation, proposes to undertake a significant new activity, the Regional Council must advise all the territorial authorities within its Region and the Minister of Local Government of the proposal, include it in the draft Long Term Plan, and go through mediation if agreement is not reached.

Schedule 1 Clause 3A(1) of the RMA requires that:

A triennial agreement entered into under section 15(1) of the LGA must include an agreement on the consultation process to be used by the affected local authorities in the course of—

- (a) preparing a proposed policy statement or a variation to a proposed policy statement; and
- (b) preparing a change to a policy statement; and
- (c) reviewing a policy statement.

AUTHORITY

This Agreement is signed by the following on behalf of their respective authorities.

Council		Signature
Horizons Regional Council	Rachel Keedwell Chairperson	_____ Date:
Horowhenua District Council	Bernie Wanden Mayor	_____ Date:
Manawatu District Council	Helen Worboys Mayor	_____ Date:
Palmerston North City Council	Grant Smith Mayor	_____ Date:
Rangitikei District Council	Andy Watson Mayor	_____ Date:
Ruapehu District Council	Don Cameron Mayor	_____ Date:
Stratford District Council	Neil Volzke Mayor	_____ Date:
Tararua District Council	Tracey Collis Mayor	_____ Date:
Taupo District Council	David Trewavas Mayor	_____ Date:
Waitomo District Council	Brian Hanna Mayor	_____ Date:
Whanganui District Council	Hamish McDouall Mayor	_____ Date:

APPENDIX ONE

Existing structures that promote communication and collaboration include, but are not limited to:

Forum	Members	Comments
Regional Chiefs	<i>Horizons RC Horowhenua DC Manawatu DC Palmerston North CC Rangitikei DC Ruapehu DC Tararua DC Whanganui DC</i>	
SOLGM – Society of Local Government Managers		
LGNZ Zone and sector meetings		
LAPRN Local Authorities Public Relations Network	Public Relations/ Communications practitioners from Manawatū-Whanganui Region	
	Planners from local authorities in Manawatū-Whanganui Region	COGS meetings coordinate with Regional Chiefs meeting dates.
	Meeting of revenue and rating managers from Manawatū-Whanganui Region	
	Meeting of electoral officers from Councils in this Region	
IPWEA (Institute of Public Works Engineering Australasia)		http://www.ipwea.asn.au/
Civil Defence and Emergency Management Group		
ALGIM – Association of Local Government Information Management		Mission is to provide leadership to Local Government in Information Management and Information Processes. http://www.algim.org.nz/
MW LASS Ltd – Manawatū-Whanganui Local Authority Shared Services Limited	<i>Horizons RC Horowhenua DC Manawatu DC Rangitikei DC Ruapehu DC</i>	

Forum	Members	Comments
	<i>Tararua DC Whanganui DC</i>	
Manawatu District and Palmerston North City Joint Strategic Planning Committee	<i>Manawatu DC Palmerston North CC</i>	

APPENDIX TWO

Collaboration and Co-operation for Regional Economic Development

The purpose of this Appendix is to describe how the district, city and regional councils (the Councils) in the Horizons (Manawatū-Whanganui) region will work together to achieve economic growth and development.

This Appendix is a demonstration of the Councils' shared vision which is

To work collaboratively to grow the region's economy for the benefit of its communities.

The agreement

Notwithstanding the requirements of Sections 16 and 77-89 of the LGA, the parties agree:

- To use the Regional Chiefs Forum as a mechanism to formally discuss any issue relating to Economic Development.
- To work collaboratively to enhance opportunities for growth and development in the region.
- That the principle of a regional approach benefits all parties.
- To communicate openly about opportunities for growth whilst respecting commercial confidentiality.
- To make economic growth and development a priority and a standing item at their regular meetings, termed 'Meetings of the Regional Chiefs'.
- To review proposed works on an annual basis. Additional items may be added to this Appendix at any stage with the agreement of all parties.

Works proposed this triennium

In this triennium the parties will work collaboratively to implement the opportunities identified in the Manawatū-Whanganui Economic Action Plan under Accelerate25.

The work may include:

- Providing feedback on implementation from the Regional Chiefs to the Accelerate25 Lead Team.
- Engaging both governance and staff in supporting implementation of actions arising from the Regional Economic Action Plan.
- Working with iwi, business leaders and economic development agencies to aid implementation of the Regional Economic Action Plan.
- Progressing actions from the Regional Economic Action Plan.

Memorandum of Understanding

Working together to adapt to climate change

Our councils recognise the urgent need to address the challenge presented by climate change. We acknowledge that action is needed now to avoid its worst effects and achieve a just transition to a resilient, sustainable future. It is a matter of great significance to the communities our councils serve.

We believe local government has an important role to play in helping communities in the region adapt to a changing climate. We see this as the most significant area of work for local government. We also have a role in helping to mitigate climate change by making our contribution to reducing the causes of climate change.

The purpose of this MoU is to enshrine a collaborative approach across the Horizons region with a focus on how we work to adapt to a changing climate

As a group of Councils working on climate change we undertake to:

- collaborate across our organisations on action to build organisational, community and regional resilience in the face of a changing climate;
- collaborate across our organisations to take action to mitigate the effects of climate change;
- Collaborate and communicate within our organisations and our communities, openly sharing how our community can transition to a sustainable future and a significantly lower contribution to the causes of climate change;
- Place priority on developing strategies to address climate change;
- communicate openly, sharing what we know about likely effects and response options;
- engage and involve our communities in decisions that affect them;
- give effect to our engagement responsibilities with iwi and hapū in our areas of responsibility and arrangements detailed in Treaty of Waitangi Settlements;
- report regularly on work going on to address climate change adaptation and mitigation across the region;
- support each other with skills and knowledge from our respective organisations;
- work collectively as a region to engage with central Government.

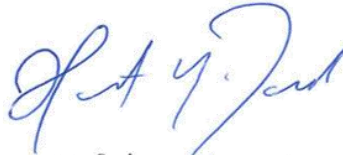
Our councils are signatories to the Local Government Declaration on Climate Change. The forthcoming Triennial Agreement is an opportunity to consider further cooperation in response to climate change. We will seek agreement from our respective Councils to include the content of this MoU in the next triennial agreement.

Signed on 3/9/19 by

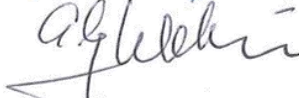
Mayor of Ruapehu District Council



Mayor of Whanganui District Council



Mayor of Rangitikei District Council



Mayor of Manawatu District Council



Mayor of Palmerston North City Council



Mayor of Tararua District Council



Mayor of Horowhenua District Council



Chair of Horizons Regional Council



Exclusion of the Public : Local Government Official Information and Meetings Act 1987

The following motion is submitted for consideration:

That the public be excluded from the following part(s) of the 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 follows.

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 which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public, as follows:

C1 Appointment of Additional Independent Member - Finance, Audit & Risk Committee

Reason for passing this resolution in relation to each matter	Particular interest(s) protected (where applicable)	Ground(s) under section 48(1) for the passing of this resolution
The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.	s7(2)(a) - The withholding of the information is necessary to protect the privacy of natural persons, including that of a deceased person. s7(2)(i) - The withholding of the information is necessary to enable the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).	s48(1)(a) The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.

C2 Phase II Property Evaluations

Reason for passing this resolution in relation to each matter	Particular interest(s) protected (where applicable)	Ground(s) under section 48(1) for the passing of this resolution
The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.	s7(2)(i) - The withholding of the information is necessary to enable the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).	s48(1)(a) The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.