

ORDINARY MEETING

OF

CITY STRATEGY COMMITTEE

MINUTES

Time: 9:30 am
Date: Thursday, 22 June 2017
Venue: Committee Room 1
Ground Floor, Council Offices
101 Wakefield Street
Wellington

PRESENT

Mayor Lester
Councillor Calvert
Councillor Calvi-Freeman
Councillor Dawson
Councillor Day
Councillor Eagle
Councillor Free
Councillor Gilbert
Councillor Lee
Councillor Marsh
Councillor Pannett (Chair)
Councillor Sparrow
Councillor Woolf
Councillor Young

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1 Meeting Conduct

1.1 Apologies

No apologies were received.

1.2 Conflict of Interest Declarations

There were no conflict of interest declarations.

1.3 Confirmation of Minutes

Moved Councillor Pannett, seconded Councillor Free

Resolved

That the City Strategy Committee:

Approve the minutes of the City Strategy Committee Meeting held on 8 June 2017, having been circulated, that they be taken as read and confirmed as an accurate record of that meeting.

Carried

1.4 Public Participation

1.4.1 Cycle Aware Wellington

Ron Beernink spoke to Item 3.5 on the agenda – Cobham Drive Walking and Cycling Improvements.

1.4.2 Living Streets Aotearoa

Mike Mellor spoke to item 3.2 on the agenda - Cobham Drive Walking and Cycling Improvements and item 3.4 - the proposed parking fee increases.

1.4.3 Cycling Action Network

Patrick Morgan spoke to Item 3.2 on the agenda – Cobham Drive Walking and Cycling Improvements.

1.4.4 WORD – Wellington Off-road Riding Department

Ashely Peters spoke to Item 3.2 on the agenda – Cobham Drive Walking and Cycling Improvements.

1.4.5 Ennoble

Rachel Noble spoke about citizenship for disabled residents in Wellington.

1.4.6 Alistair Smith

Alistair Smith spoke to Item 3.2 on the agenda – Cobham Drive Walking and Cycling Improvements.

1.4.7 Island Bay Residents' Association

Vicki Greco and Steph Winman spoke to item 3.5 on the agenda - Island Bay Cycleway Engagement.

The meeting adjourned at 10:27 am for morning tea.

The meeting reconvened at 10:45am. The following Councillors were present: Mayor Lester, Councillor Pannett, Councillor Day, Councillor Woolf, Councillor Lee, Councillor Dawson, Councillor Young, Councillor Sparrow, Councillor Calvert and Councillor Gilberd.

(Councillor Day left the meeting at 10:46 am.)

(Councillor Eagle returned to the meeting at 10:47 am.)

1.5 Items not on the Agenda

There are no items not on the agenda.

2. Strategy

2.1 Draft Waste Minimisation and Management Plan 2017-2023: Local decisions and regional recommendations paper (following public consultation)

Moved Councillor Pannett, seconded Councillor Lee, the following amended officer recommendations:

Resolved

That the City Strategy Committee:

1. Receives the information from the Draft WMMP Hearings Subcommittee.
2. Agree to the following recommended 'new actions' be added to the local action plan (pages 101-112) for recommendation to Council in August 2017:
 - a. Add "Investigate the option for WCC construction and demolition procurement activities to include the requirement for waste minimisation and management plans." (Action title proposed as "Procurement policy " under Leadership and Management)
 - b. Add "Promote the reduction of adverse environmental impacts from waste management and disposal within the district." (Action title proposed as "Limiting adverse environmental impacts" under Leadership and Management).
 - c. Add "Investigate options for domestic hazardous waste tracking and safe disposal." (Action title proposed as "Managing hazardous waste" under Leadership and Management)
 - d. Add "Work in collaboration with other councils to review landfill capacity with potential for closure of one landfill regionally, in the future." (Action title proposed as "Landfill capacity review" under Infrastructure)
 - e. Add "Investigate, support and implement initiatives to reduce junk mail." (Action

- title proposed as “Reducing junk mail” under Leadership and Management)
- f. Add “In conjunction with the wider work on the resilience of the Wellington region include through our communication and educational channels, how to deal with waste in an emergency. **as well as undertaking further analysis on the resiliency of our waste systems in Wellington City**” (Action title proposed as “Resilient waste management systems” under Leadership and Management)
 - g. **Add “Ensure systems and resources are in place for actively enforcing, controlling and reducing littering and illegal dumping.”(Action title proposed as “Actively enforce, control and reduce littering and illegal dumping” under Regulation)**
3. Agree to the following recommended amendments to the existing local action plan for recommendation to Council in August 2017:
- a. Amend the title and description of local action C4:Household Food Waste collection, to include “green waste” e.g. “Household Food and /or Green Waste Collection” (page 105)
 - b. Amend the description of local action E4: Promote and support the reduction and diversion of organic waste, to include “Predator Free home composting” e.g. “...For example (but not limited to) the Love Food Hate Waste campaign, Predator Free home composting, etc.” (page 103)
 - c. Amend the description of local action “LM5: Advocacy and lobbying”, to include “ewaste” as another example of a “priority waste stream” (page 110)
 - d. Amend the description of local action “C2: CBD recycling collection” to: “Continue to deliver and optimize CBD recycling and waste services and support increased diversion of other wastes given the special needs of apartment and multi-unit development residents.” (page 105)
 - e. Amend the title of LM6 to: “Collaborate with private sector and community to work with local groups and waste companies.” (page 110)
 - f. Amend the title of R3 to: “Building Waste Management Facilities” and amend the description to include all buildings by removing the word “new” (page 101)
 - g. Amend the description of local action IN2: Resource Recovery Centre, and remove the words “where appropriate” (page 106)
4. Agree to recommend to the Wellington Regional WMMP Joint Committee (for further consideration) the following recommended changes to the regional parts of the plan, including:
- a. Adding reference to “The Litter Act (1979)” in the bullet point list on Page 10 of the Draft WMMP
 - b. Under section 1.1.1 ‘Why work together?’ add a new sixth bullet point (4c. below), and a new paragraph immediately following that bullet point (4d. below):
 - c. “Supporting tangata whenua in the exercise of kaitiakitanga, which broadly refers to the exercise of guardianship by the tangata whenua of an area in accordance with tikanga Māori in relation to natural and physical resources. Kaitiakitanga also includes the ethic of stewardship, and includes the responsibility of ensuring that a resource is secured and in a fit state to pass onto future generations.
 - d. The tangata whenua view of reality is that the world is interrelated and interconnected. Therefore tangata whenua are bound, through whakapapa (lineage and genealogical descent) to the natural environment. Issues of waste management are therefore of concern to iwi, as well as to the wider community.”
 - e. Add a new regional action (R.LM.5) “In conjunction with the wider work on the resilience of the Wellington region, include through our communication and educational channels, advice on how to deal with waste in an emergency **as well as undertaking further analysis on the resiliency of our waste systems in the Wellington region.**” (Action title proposed as “Resilient waste management

systems” under Leadership and Management)

5. Agree to recommend to the Wellington Regional WMMP Joint Committee, that following their deliberations, the proposed regional target and proposed regional actions be recommended to each Territorial Authority for final approval
6. Note that the full draft plan (i.e. regional and local components) will come back to Wellington City Council for adoption following the regional consideration and approval process (month of July 2017)
7. Note that all officer actions identified in Attachment 1 will be undertaken once approved/triggered
8. Agree to delegate to the Chair of the WMMP Hearings Subcommittee and the Chief Executive the authority to amend the Draft Wellington Region Waste Management and Minimisation Plan 2017 – 2023, with any proposed amendments made by the committee at this meeting, and any minor consequential edits, prior to the draft being recommended to the Wellington Regional WMMP Joint Committee for consideration on 10 July 2017.

Carried

1.4 Public Participation

1.4.8 Waterfront Watch

Victor Davie, president of Waterfront Watch, spoke to item 2.3 on the agenda - Development Proposal for Site 9 - North Kumutoto.

Attachments

- 1 Tabled item - Waterfront Watch

2.2 Town Hall strengthening and Music Hub proposal

Moved Mayor Lester, seconded Councillor Eagle

Resolved

That the City Strategy Committee recommend that Council:

1. Receive the information.
2. Agree to proceed with the earthquake strengthening and development of the Town Hall
3. Agree to proceed with procurement as needed to achieve an anticipated opening of the Town Hall in 2021, including the procurement of the main contractor
4. Agree to recommend the following budget changes for consideration and inclusion in the 2018-2028 Long Term Plan, phased as follows:
 - a. \$89.9 million in total capital expenditure for the earthquake strengthening of the Town Hall (an incremental increase of \$27.9 million over the Long Term Plan capex budget or \$29.5 million including the \$1.6 million in Long Term Plan opex renewals); and

Project Cost (Comparing Schemes)	2016/17 \$M	2017/18 \$M	2018/19 \$M	2019/20 \$M	2020/21 \$M	2021/22 \$M	2022/23 \$M	2023/24 \$M	2024/25 \$M	Total \$M
LTP (2013 Scheme) ¹	3.2	26.0	24.0	5.6	0.1	0.7	0.3	0.3	0.1	60.4
Stand Alone (2016 Scheme)	1.8	4.0	18.3	46.2	19.8	-	-	-	-	89.9
Increase / (Decrease) in Capex	(1.4)	(22.1)	(5.8)	40.6	19.6	(0.7)	(0.3)	(0.3)	(0.1)	29.5

- b. \$3.8 million in capital expenditure for fit-out, furniture and equipment for the Town Hall spaces; and

FF&E	2016/17 \$M	2017/18 \$M	2018/19 \$M	2019/20 \$M	2020/21 \$M	2021/22 \$M	2022/23 \$M	2023/24 \$M	2024/25 \$M	Total \$M
LTP (2013 Scheme) ¹	-	-	-	-	-	-	-	-	-	-
Stand Alone (2016 Scheme)	-	-	-	-	3.8	-	-	-	-	3.8
Increase / (Decrease) in Capex	-	-	-	-	3.8	-	-	-	-	3.8

- c. the consequential opex impacts that are partly offset by lease revenue.

Increase / (Decrease)	2016/17 \$M	2017/18 \$M	2018/19 \$M	2019/20 \$M	2020/21 \$M	2021/22 \$M	2022/23 \$M	2023/24 \$M	2024/25 \$M	Total \$M
Operating Revenue	-	-	(0.3)	(0.5)	(0.6)	0.5	0.5	0.5	0.5	0.5
Operating Costs	-	0.0	0.0	0.0	0.0	0.6	0.2	0.6	0.5	2.0
Operating Surplus / (Deficit)	-	(0.0)	(0.3)	(0.6)	(0.6)	(0.2)	0.2	(0.1)	(0.0)	(1.5)
Depreciation	-	-	-	-	(2.0)	(0.0)	(0.0)	(0.0)	(0.0)	(2.0)
Interest	(0.0)	(0.7)	(1.5)	(0.3)	1.8	2.5	2.5	2.7	2.7	9.7
Surplus / (Deficit)	0.0	0.7	1.2	(0.3)	(0.4)	(2.7)	(2.3)	(2.8)	(2.8)	(9.2)
RATES REQUIREMENT	(0.0)	(0.7)	(1.2)	0.3	0.4	2.7	2.3	2.8	2.8	9.2

5. Note that:
- the earthquake strengthening work and Music Hub proposal were consulted on as part of the Long Term Plan 2015 and were engaged on as part of the 2017/18 Annual Plan engagement process; and
 - the Long Term Plan explicitly provides for a decision to be made for a lease of the Town Hall for the purpose of establishing a Music Hub.
6. Approve the partnership with Victoria University of Wellington and the New Zealand Symphony Orchestra to create a Music Hub, including the long-term leasing and licensing of space in the Town Hall.
7. Agree to recommend, subject to confirmation by Victoria University of Wellington of the inclusion of the Municipal Office Building, the following budget for consideration and inclusion in the 2018-2028 Long Term Plan, phased as follows: \$3.7 million in incremental capital expenditure related to the Music Hub proposal.

Incremental Capex	2016/17 \$M	2017/18 \$M	2018/19 \$M	2019/20 \$M	2020/21 \$M	2021/22 \$M	2022/23 \$M	2023/24 \$M	2024/25 \$M	Total \$M
LTP (2013 Scheme)	-	-	-	-	-	-	-	-	-	-
Music Hub (2016 Scheme)	0.0	0.2	0.8	1.9	0.8	-	-	-	-	3.7
Increase / (Decrease) in Capex	0.0	0.2	0.8	1.9	0.8	-	-	-	-	3.7

8. Note that a broader Civic Music Hub campus, including the Municipal Office Building, is conditional upon:
- a successful fundraising campaign by Victoria University of Wellington and the New Zealand Symphony Orchestra; and
 - a Council decision on the long-term disposal of the Municipal Office Building, anticipated in late 2017.
9. Approve a right of first refusal, expiring 31 December 2017, to Victoria University of Wellington in respect of the Municipal Office Building, able to be exercised in the event that Council decides to dispose of the Municipal Office Building.
10. Delegate authority to the Council's Chief Executive and the Mayor to finalise and execute the Collaboration and Development Agreement (including the Collaboration and Premises Sharing Agreement) and Town Hall lease and licence agreements in relation to the Music Hub.

Carried

3. Operational

3.1 Mayoral delegation to Canberra

Moved Mayor Lester, seconded Councillor Woolf

Resolved

That the City Strategy Committee:

1. Receives the information.

Carried

3.2 Cobham Drive Walking and Cycling Improvements

Moved Councillor Free, seconded Councillor Calvi-Freeman

Resolved

That the City Strategy Committee:

1. Receive the information.
2. Agrees to the proposed pedestrian, cycling and amenity improvements to Cobham Drive.
3. Approves the following amendments to the Traffic Restrictions, pursuant to the provisions of the Wellington City Council Consolidated Bylaw 2008.
 - a. Delete from Schedule A (Time Limited), Schedule B (Class Restricted), Schedule C (Direction), Schedule D (No Stopping), Schedule G (Give Way & Stop), Schedule H (Pedestrian Crossings), and Schedule I (Cycle Lanes) of the Traffic Restrictions Schedules

Column One	Column Two	Column Three
Cobham Drive	Bus Stop – At All Times	North side, commencing 218.5 metres north of its intersection with Troy Street and extending in an easterly direction following the northern kerbline for 12 metres.
Cobham Drive	Bus Stop – At All Times	South side, commencing 292 metres south of its intersection with Calabar Road and extending in a westerly direction following the southern kerbline for 12 metres.
Cobham Drive	Bus Stop – At All Times	West side, commencing 471 metres south of its intersection with Miramar Avenue and extending in a southerly direction following the western kerbline for 12 metres.
Cobham Drive	Bus Stop – At All Times	North side, commencing 218.5 metres north of its intersection with Troy Street and extending in an easterly direction following the northern kerbline for 12 metres.
Cobham	Bus Stop – At	South side, commencing 292 metres south of

Drive	All Times	its intersection with Calabar Road and extending in a westerly direction following the southern kerbline for 12 metres.
Cobham Drive	Bus Stop – At All Times	West side, commencing 471 metres south of its intersection with Miramar Avenue and extending in a southerly direction following the western kerbline for 12 metres.
Cobham Drive	Combined Cycle and Pedestrian Track	North side, commencing from its intersection with Evans Bay Parade and extending in an easterly direction to its intersection with Maupuia Road.
Cobham Drive	P180	West side, commencing 173 metres north of its intersection with the Calabar Road roundabout at Cobham Drive and extending in a northerly direction following the western kerbline for 60 metres.
Cobham Drive	No Stopping – At All Times	East side, commencing at its intersection with Miramar Avenue and extending in a southerly direction following the eastern kerbline for 105 metres.
Cobham Drive	No Stopping – At All Times	West side, commencing 140 m south of its intersection with Shelly Bay Road and extending in a southerly direction for 10 metres
Cobham Drive	No Stopping – At All Times	West side, commencing at its intersection with the Calabar Road roundabout at Cobham Drive and extending in a northerly direction following the western kerbline for 130 metres

b. Add to Schedule C (Direction, Placement and Lane Use) of the Traffic Restrictions Schedule

Column One	Column Two	Column Three
Cobham Drive	Cycle Path (Two Way) - At all times	North side, commencing at its intersection with Evans Bay Parade (Grid coordinates x= 1750311.4m y= 5425015.4m) and extending in an easterly direction to its intersection with Shelly Bay Road.
Miramar Avenue	Shared Path - At all times	North side, commencing at its intersection with Shelly Bay Road (Grid coordinates x=1751630.9m & y=5424737.8m) and extending in an easterly direction for 96 metres.

c. Add to Schedule A (Time Limits) of the Traffic Restrictions Schedule

Column One	Column Two	Column Three
Cobham Drive	P180 – At all times	West side, commencing 58 metres south of its intersection with Shelly Bay Road (Grid coordinates x=1751570.9 & y=5424730.8m) and extending in a southerly direction following the western kerbline for 54 metres.

Cobham Drive	P180 – At all times	West side, commencing 122 metres south of its intersection with Shelly Bay Road (Grid coordinates x=1751535.7m & y=5424672.7m) and extending in a southerly direction following the western kerbline for 60 metres.
Cobham Drive	P180 – At all times	Area on the north side of Cobham Drive, commencing 975 metres east of its intersection with Evans Bay Parade (Grid coordinates x= 1750311.4m y= 5425015.4m), and extending in an easterly direction following the Northern kerbline for 40 metres (Grid coordinates x=1751118.4m y= 5424473.4m). The area then extends perpendicular in a northward direction for 17 metres (Grid coordinates x= 1751075.9 m y= 5424483.1m and Grid coordinates x= 1751115.2m y= 5424490.0m).

d. Add to Schedule D (No Stopping) of the Traffic Restrictions Schedule

Column One	Column Two	Column Three
Cobham Drive	No stopping at all times	North side, commencing at its intersection with Evans Bay Parade, (Grid coordinates x= 1750311.4m y= 5425015.4m) and extending in an easterly direction following the northern kerbline for 1448 metres.
Cobham Drive	No stopping at all times	North side, commencing at its intersection with Shelly Bay Road, (Grid coordinates x=1751624.3m & y=5424740.3m) and extending in a westerly direction following the northern kerbline for 58 metres.
Cobham Drive	No stopping at all times	West side, commencing 112 metres south of its intersection with Shelly Bay Road (Grid coordinates x=1751540.9m & y=5424681.5m) and extending in a southerly direction following the western kerbline for 10 metres.
Cobham Drive	No stopping at all times	South side, commencing at its intersection with Evans Bay Parade, (Grid coordinates x=1750308.0m & y=5424992.6m) and extending in an easterly direction following the southern kerbline for 1076 metres.
Cobham Drive	No stopping at all times	South side, commencing at its intersection with Shelly Bay Road, (Grid coordinates x= 1751847.3m, y= 5432099.4m) and extending in an southerly direction following the eastern kerbline for 661 metres.

Carried

3.3 Cultural Delegation to China

Moved Councillor Eagle, seconded Councillor Lee

Resolved

That the City Strategy Committee:

1. Receive the information.
2. Agree that ~~one elected member~~ **Councillor Woolf** lead the delegation to Heilongjiang to explore further opportunities for strengthening friendly relations with China and endorse Wellington as the host of the Mayoral Forum and associated Business Forum in December.
3. Note that the costs of the elected member are being met by the China Cultural Centre and the Heilongjiang Provincial Government.

Carried

3.4 Parking Fee Increase (TR 74-17)

Moved Councillor Calvi-Freeman, seconded Mayor Lester

Resolved

That the City Strategy Committee:

1. Receive the information.
2. Note the feedback from the general public following the public notification of the proposed scheme in the Dominion Post on 23 May 2017 (refer Attachment 2).
3. Recommend to Council for approval the attached amendments to the Traffic Restrictions pursuant to the provisions of the Wellington City Council Consolidated Bylaw 2008 (refer Attachment 7) to implement a new parking fee of \$4.50 per hour in the area shown red on the Plan of Parking Fee Areas (refer Attachment 3).
4. Note that the result of the proposal will be to increase the parking fee within the planned area from \$4 per hour to \$4.50 per hour.

Carried

3.5 Island Bay Cycleway Engagement

Moved Councillor Calvert, seconded Councillor Free

Resolved

That the City Strategy Committee:

1. Receive the information.
2. Agree to establishing a councillor working party to:
 - a. oversee the development and delivery of the engagement and consultation plan

- and associated material encompassing the options for The Parade
- b. the proposed timing for consultation is late July, to be determined by the working party.
3. Agree to membership of that working party as Portfolio Leader Community Planning and Engagement (Chair); the two Southern Ward councillors; Portfolio Leader Public Transport, Cycling and Walking.

Carried

2.3 Development Proposal for Site 9 - North Kumutoto

Moved Councillor Pannett, seconded Councillor Young

Recommendations

That the City Strategy Committee:

1. Receive the information.
2. Note that Wellington City Council, as landowner, has previously undertaken a comprehensive and competitive developer selection and proposal evaluation process and selected Willis Bond & Co as the preferred developer for the development of Site 9 at North Kumutoto.
3. Note that officers have assessed the proposed commercial terms of the agreement and confirmed them to be in line with current market expectations and have reported these in a separate public excluded report.
4. Note that the preliminary concept design of the Willis Bond & Co development proposal for Site 9 has been reviewed as meeting the requirements of the Wellington Waterfront Framework, and approved in principle by the Council's Technical Advisory Group.
5. Agree with officers' assessment of the significance of the proposed decision as moderate.
6. Agree to seek public views on the proposed building development Site 9 at North Kumutoto on the waterfront between 3 July and 28 July 2017.
7. Note that a full report will subsequently be provided to Council for consideration and final decision. The report will include:
 - a. results, analysis and report on the public consultation process;
 - b. details of the developed concept design for the Site 9 building development proposal;
 - c. details of the legal and commercial terms of the Development and Lease Agreement; and
 - d. recommendations to Council on the development proposal, taking into account community views.

Moved Councillor Pannett, seconded Mayor Lester, the following amendment to recommendation 3:

That the City Strategy Committee:

3. **Note that officers have assessed the proposed commercial terms of the agreement and confirmed them to be in line with current market expectations, as**

supported by independent valuation advice, and have reported these in a separate public excluded report. Note also that high level detail of the commercial terms will be released publicly if the building goes ahead (subject to public consultation and a successful application for resource consent.)

Meeting adjourned at 12.09pm to reword the amendment

Meeting reconvened at 12.10pm.

Amendment re-worded as follows:

- Note that officers have assessed the proposed commercial terms of the agreement and confirmed them to be in line with current market expectations, as supported by independent valuation advice, and have reported these in a separate public excluded report. Note also that high level commercial terms will be released publicly if the building goes ahead.**

A division was called for, voting on which was as follows:

For:

Mayor Lester
Councillor Calvert
Councillor Calvi-Freeman
Councillor Dawson
Councillor Eagle
Councillor Free
Councillor Lee
Councillor Pannett (Chair)
Councillor Sparrow
Councillor Woolf

Against:

Councillor Gilbert
Councillor Marsh
Councillor Young

Majority Vote: 10:3

Carried

Resolved

That the City Strategy Committee:

- Receive the information.
- Note that Wellington City Council, as landowner, has previously undertaken a comprehensive and competitive developer selection and proposal evaluation process and selected Willis Bond & Co as the preferred developer for the development of Site 9 at North Kumutoto.
- Note that officers have assessed the proposed commercial terms of the agreement and confirmed them to be in line with current market expectations, as supported by independent valuation advice, and have reported these in a separate public excluded report. Note also that high level commercial terms will be released publicly if the building goes ahead
- Note that the preliminary concept design of the Willis Bond & Co development proposal for Site 9 has been reviewed as meeting the requirements of the Wellington Waterfront Framework, and approved in principle by the Council's Technical Advisory Group.
- Agree with officers' assessment of the significance of the proposed decision as moderate.
- Agree to seek public views on the proposed building development Site 9 at North Kumutoto on the waterfront between 3 July and 28 July 2017.

7. Note that a full report will subsequently be provided to Council for consideration and final decision. The report will include:
- a. results, analysis and report on the public consultation process;
 - b. details of the developed concept design for the Site 9 building development proposal;
 - c. details of the legal and commercial terms of the Development and Lease Agreement; and
 - d. recommendations to Council on the development proposal, taking into account community views.

Carried

4. Public Excluded

Moved Councillor Pannett, seconded Councillor Dawson

Resolved

THAT the City Strategy Committee :

Pursuant to the provisions of the Local Government Official Information and Meetings Act 1987, exclude the public from the following part of the proceedings of this meeting namely:

Carried

General subject of the matter to be considered	Reasons for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
4.1 Site 9 North Kumutoto Proposal - Principal commercial terms of development agreement and ground lease	7(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) That the public conduct of this item would be likely to result in the disclosure of information for which good reason for withholding would exist under Section 7.
4.2 Property Acquisition	7(2)(h) The withholding of the information is necessary to enable the local authority to carry out, without prejudice or disadvantage, commercial activities.	s48(1)(a) That the public conduct of this item would be likely to result in the disclosure of information for which good reason for withholding would exist under Section 7.
	7(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).	

The meeting went into public excluded session at 12.12 pm.

The meeting concluded at 12.15 pm.

Confirmed: _____
Chair