

ORDINARY MEETING

OF

ENVIRONMENT COMMITTEE

AGENDA

Time: 9.15am
Date: Thursday, 17 September 2015
Venue: Committee Room 1
Ground Floor, Council Offices
101 Wakefield Street
Wellington

MEMBERSHIP

Mayor Wade-Brown

Councillor Ahipene-Mercer
Councillor Coughlan
Councillor Eagle
Councillor Foster
Councillor Free
Councillor Lee
Councillor Lester

Councillor Marsh
Councillor Pannett (Chair)
Councillor Peck
Councillor Ritchie
Councillor Sparrow
Councillor Woolf
Councillor Young

Have your say!

You can make a short presentation to the Councillors at this meeting. Please let us know by noon the working day before the meeting. You can do this either by phoning 803-8334, emailing public.participation@wcc.govt.nz or writing to Democratic Services, Wellington City Council, PO Box 2199, Wellington, giving your name, phone number and the issue you would like to talk about.

AREA OF FOCUS

The Committee will focus on climate change initiatives, enhancing the city's open spaces, protecting biodiversity in plant, bird and animal life, and ensuring there are high quality outdoor areas for residents and visitors to enjoy. The committee is also responsible for waste minimisation, energy efficiency and the three waters (drinking water, stormwater and wastewater).

Quorum: 8 members

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1 Meeting Conduct

1.1 Apologies

The Chairperson invites notice from members of apologies, including apologies for lateness and early departure from the meeting, where leave of absence has not previously been granted.

1.2 Conflict of Interest Declarations

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

1.3 Confirmation of Minutes

The minutes of the meeting held on 6 August 2015 will be put to the Environment Committee for confirmation.

1.4 Public Participation

A maximum of 60 minutes is set aside for public participation at the commencement of any meeting of the Council or committee that is open to the public. Under Standing Order 3.23.3 a written, oral or electronic application to address the meeting setting forth the subject, is required to be lodged with the Chief Executive by 12.00 noon of the working day prior to the meeting concerned, and subsequently approved by the Chairperson.

1.5 Items not on the Agenda

The Chairperson will give notice of items not on the agenda as follows:

Matters Requiring Urgent Attention as Determined by Resolution of the Environment Committee.

1. The reason why the item is not on the agenda; and
2. The reason why discussion of the item cannot be delayed until a subsequent meeting.

Minor Matters relating to the General Business of the Environment Committee.

No resolution, decision, or recommendation may be made in respect of the item except to refer it to a subsequent meeting of the Environment Committee for further discussion.

2. Policy

FINAL REPORT ON PROPOSED CAMPING BYLAW AMENDMENTS

Purpose

1. This report presents advice from officers following public consultation on proposed amendments to the Council's camping bylaw. The Environment Committee is asked to recommend that the Council adopt the proposed amendments.

Summary

2. The Council implemented a new camping bylaw in November 2014 to align with the Freedom Camping Act 2011 (the Act). The new bylaw shifted camping from being generally prohibited to being generally permitted.
3. The Council prohibited camping in some areas, and placed restrictions at Evans Bay Marina and the Te Kopahou Reserve Visitors Centre. The vast majority of campers are camping at these restricted (and essentially designated) sites as opposed to parking up and camping anywhere. The high demand at the restricted sites is causing community concern.
4. Officers reviewed the general management of camping after the first summer with the new bylaw. The Environment Committee agreed to consult on proposed amendments on 23 April 2015. Submissions closed on 17 July 2015 with 79 submissions, and oral hearings were held on 6 August 2015.
5. Key stakeholders and the vast majority of submitters support the proposed amendments and a summary of submissions is attached. No changes have been made to the proposed amendments following consultation.
6. The amendments will restrict camping at the Te Kopahou Reserve entrance to a well-defined area (sufficient for up to 12 vehicles) and to certified self-contained vehicles only. The amended bylaw schedule includes a site map and is also attached.
7. Park Rangers are now warranted under the Act to enforce breaches of the Council's camping bylaw and additional funding has been provided through the Long Term Plan for security patrols.

Recommendations

That the Environment Committee:

1. Receive the information.
2. Agree to recommend to the Council that it adopt the following recommended changes (additions in bold) to Schedule One of clause 12 (Camping) of part 5 (Public Places) of the Wellington City Consolidated Bylaw 2008 to increase camping restrictions at the Te Kopahou Reserve car park:

The car park at Te Kopahou Reserve is situated at the western end of Owhiro Bay Parade. Marked parking spaces within the car park are available for freedom camping

with restrictions. Freedom camping **is prohibited in all other areas including** in the area outside the car park entrance on the roadside verge ~~is prohibited~~.

Restrictions: **Certified self-contained vehicles only**, four nights maximum in a single calendar month.

3. Note this report follows public consultation in accordance with the special consultative procedure on the recommended changes to a bylaw as required by Section 83 of the Local Government Act 2002.

Background

8. The Act promotes a site-specific, effects-based approach to managing camping. The Council can make camping bylaws to protect specific areas, the health and safety of visitors to those areas, and to protect access.
9. Approximately 100 vehicles per night are looking for places to stay within Wellington City over the summer period and typically stay for one or two nights.
10. Council officers, together with key stakeholders (Owhiro Bay Residents Association, Evans Bay Marina tenants, Campermate, NZ Motor Caravan Association Inc., Geozone and the Tourism Industry Association of New Zealand met on 19 March 2015 and developed an approach to manage camping with a combination of information and infrastructure (signs, data and social technology), enforcement, and connecting campers with suitable low-cost accommodation.
11. An estimated 70 percent of vehicles used by campers are non-self-contained (do not have toilets on board) and 30 percent certified self-contained.
12. Self-contained vehicles will now have a range of options with two free sites (Evans Bay and Te Kopahou, 30 and 12 vehicles respectively) and two paid motorhome parks on the Waterfront (39 sites) and Cuba Street (9 sites). Cuba Street is being trialled by a private provider and is self-contained only.
13. The Waterfront site can cater to non-self-contained vehicles but price is a key consideration for this section of the camping market, so few use this option.
14. Public consultation is underway on a proposal to establish a low-cost campground in part of Happy Valley Park (Owhiro Bay), as part of the wider approach to managing camping in Wellington.
15. Park Rangers have now been warranted under the Act, and security services will also help manage the restricted camping sites and other areas as required.
16. Subject to the Council's decision on the bylaw amendment, Officer's also plan on investigating a 'smart-parking' sensor connected with camping smart phone applications so that potential campers are better informed about the availability of spaces at the restricted sites.
17. There has been a notable increase in self-drive visitors to New Zealand, and it is expected that this market will continue to grow. This type of experience is being actively promoted by Tourism NZ and given our key location for travellers, there is demand throughout the year, and it is expected this will increase over time.

Discussion

Feedback on consultation

18. The vast majority of the 79 submitters supported the proposed amendments.
19. Responses to the question of whether camping should be prohibited at Te Kopahou were evenly divided, 40% of submitters agreed and 40% disagreed, with 20% neutral.
20. While a large percentage of submitters would prefer camping to be prohibited, 80% of submitters agreed with the proposal to restrict the number of campers, while 20% disagreed. This indicates a high degree of acceptance of the proposal to allow a limited number of people to camp at Te Kopahou.
21. Similarly, 70% of submitters agreed with the proposal to restrict camping to certified self-contained vehicles only, 20% disagreed, and 10% were neutral.
22. Half of those opposing the proposed amendments would prefer to see more support for camping, while the other half would prefer a more restrictive approach.
23. Overall, responses from submitters indicate broad support for the proposed amendments and no changes have been made following consultation.

Other matters

24. A small number of complaints have been received by the Council regarding people staying in their vehicles for extended periods. Officers have investigated these complaints but found no breaches of the Council's camping or parking bylaws, or indicators of concern on public health grounds.
25. The Council's camping bylaw defines camping as staying overnight, or more than one night, at any public place, and explicitly excludes issues relating to homelessness.
26. Camping is envisaged as a short-term activity. In the designated/restricted areas the Council has adopted the limit of four nights set by Department of Conservation, to help promote a consistent national standard for campers to follow.
27. The provisions of the Act are intended to protect specific areas, the health and safety of visitors, and access. Given the small number of cases where this has been raised, a regulatory approach does not appear justifiable at this stage.

Next Actions

28. If the Council agree to this amended bylaw, then new signs will be put in place at the restricted sites, Officers will investigate the use of 'smart-parking' sensors connected to camping smart-phone applications, and security services will begin routine inspections of the restricted sites.

Attachments

Attachment 1.	Summary of Submissions	Page 11
Attachment 2.	Proposed Amendments to the Bylaw	Page 21

Authors	Nigel Taptiklis, Senior Policy Advisor Amber Bill, Open Space and Spec Parks Manager
Authoriser	Greg Orchard, Chief Operating Officer

SUPPORTING INFORMATION

Consultation and Engagement

Key stakeholders were involved in the development of the proposed amendments and then the special consultative procedure was followed as required by Section 83 of the Local Government Act 2002. The views expressed by submitters following formal consultation are included in this report.

Treaty of Waitangi considerations

There are no direct treaty implications.

Financial implications

There are no significant financial considerations. Any costs will be subject to annual planning processes.

Policy and legislative implications

The proposed amendments are consistent with relevant legislation and Council Policy.

Risks / legal

The Council's lawyers were consulted in the development of the Bylaw.

Climate Change impact and considerations

There are no direct climate change impacts.

Communications Plan

A communications plan is not needed at this time.

Attachment 1: Summary of Submissions

#	Name	Key points (based on comments)	Position on proposed amendments
1	Keith Powell	There are regularly 50 - 60 vehicles there overnight, and this is overloading the meagre facilities available. I do not want see more facilities provided, this is just another cost to WCC and the ratepayer.	Agrees with proposal to restrict to 12 vehicles and self-contained only.
2	Julia Ryan	It needs careful ongoing management and monitoring, the Council will need to provide people to manage/monitor it.	Supportive
3	Paul Meredith	A fantastic thing that should be encouraged to get Wellington on the Tourist Map. We need simple rules that apply uniformly across NZ.	Supports camping and opposed to proposed restrictions.
4	Nic Lane	Think there definitely should be room for it in the city, perhaps sites should be smaller and spread over more locations.	Supportive
5	Diana Ward-Pickering	It shouldn't be allowed - it is not a camp area	Opposed, doesn't think area should be used for camping.
6	Kristen Meads	I think it's great for people to be able to camp in beautiful spots in Wellington I think it's ok if limited.	Supportive
7	Ian Apperley	It's time WCC created a camping site somewhere within the city bounds rather than shutting down sites and moving campers on elsewhere. Ban camping completely at Te Kopahou Reserve.	Opposed, but supports establishing of a campground.
8	Stephanie Fowlie	It shouldn't be allowed. Often go down there and drive away - unable to get a carpark.	Opposed
9	Dave Marshall	Campgrounds are for camping not public reserves. We use this area very, very regularly and it is unpleasant because of the mess. There is a lack of parking. It is a stunning location and we should protect it.	Agrees with proposal to restrict to 12 vehicles and self-contained only.
10	Ilona Bosher	This is a public thorough fare for vehicles and walkers not a camping ground. It is a car park. It has not been designed for camping. If freedom camping should continue here, have certified vehicles (self-contained) only.	Agrees with proposal to restrict to 12 vehicles and self-contained only.
11	Byrne Jane	I don't believe that Wellington is properly equipped to offer this. The litter and general mess is ghastly. This is a Reserve and should therefore be pristine and treated with the respect due a Reserve!	Agrees with proposal to restrict to 12 vehicles and self-contained only.
12	Lorraine Edwards	Ok with restricted numbers (12) of self-contained vehicles for no more than 3 days at any time. In summer there was nowhere for the locals to park and I felt intimidated by the number of campers who had taken the area over.	Supportive
13	Laurel Barr	We should support free or low cost camping in Wellington. I feel strongly that the Reserve could do with some more supported facilities to enable campers, locals, and others visiting the area to enjoy it and use it properly.	Opposed, would prefer to see the Council provide more facilities to enable camping.

#	Name	Key points (based on comments)	Position on proposed amendments
14	Ian Reid	The council has to accept that there is market failure and provide a facility. We are overcoming an aggravating and unfair expectation by freedom campers that they have a right to camp without cost. This has had a significant and disastrous impact on the Te Kopahou Reserve.	Opposed, but supports establishing of a campground.
15	Jason Brennan	Camp sites need to be restricted for environment and community protection. More signage, monitoring and restricted camp sites.	Supportive
16	Rebecca Gouldhurst	It's a great asset to Wellington and general tourism in NZ. The environment with campers is spirited and self regulates, how many people stay. Support the need of the people, it is a special place, it is no wonder people want to stay there.	Supportive
17	Susan Hutchinson	I'm worried about pollution caused by freedom campers, particularly excrement. It would be a lovely place to camp, but should be limited to 12 vehicles per night, all of which should be fully self-contained.	Supportive
18	Catherine Skinner	There are too many freedom campers currently. They don't clean up after themselves. It is an environment mess. The area can't sustain the numbers of campers that take over the area. Clearly describe the area that can be used by campers, then get them to visit the Information Centre and book a park before going there. This would make managing the numbers in the park easier and also help reduce the unnecessary traffic in the area too.	Agrees with proposal to restrict to 12 vehicles and self-contained only.
19	Signe Christensen	I am fully behind the restriction of the number of freedom campers at Te Kopahou Reserve entrance car park to 12, and camping to self-contained vehicles only. Suggest do the same at other sites on the S coast.	Supportive
20	Cassandra Lawless	It is a city surrounded by Reserves, totally disagrees with it being used by freedom campers as they are not interested in protecting the Reserve and the surroundings.	Supports camping and opposed to proposed restrictions.
21	Scott Blair	I think it's a good idea because it encourages visitors to explore the beauty of the region. The concept of freedom camping is wonderfully unique to NZ and it should be maintained and even encouraged with reasonable protections for the environment and the local community. I think restricting camping to certified self-contained vehicles is unnecessarily restrictive given that there are toilet facilities available. Such a rule would punish all for the occasional violations of a few.	Supportive, doesn't see the need to restrict to self-contained only.
22	Eric Gardiner	O.K when properly controlled. Monitor the area more often to ensure all rules and regulations are being adhered to.	Supportive
23	Sophie Mormede	It is not regulated enough, and it is not enforced enough it is not suitable for non-self-contained vehicles or tents and there are definitely too many people abusing of the facilities.	Agrees with proposal to restrict to 12 vehicles and self-contained only.

#	Name	Key points (based on comments)	Position on proposed amendments
24	Tracy Street	In principle I am supportive of some Freedom Camping facilities being made available. I feel that the current situation is untenable due to the high numbers of campers and the adverse impact they are having on the area. If a change is made there will need to be much closer monitoring and enforcement from WCC staff in the early stages of implementation, including over the summer holiday months.	Supportive
25	Nick McDonald	Freedom campers should not restrict other uses and others enjoyment of the environment. Freedom camper numbers should be restricted. Recycling facilities should be made available.	Supportive
26	Sue Reid	I think ultimately a designated site, supported by coin-operated facilities, is going to be the only way to resolve this situation. I oppose freedom camping at the Reserve. My opposition is because of concerns around camper safety (weather conditions and distance from facilities), lack of facilities on site, impact on the environment, and the prohibitive impact that freedom camping has on the ability of locals to enjoy the area. WCC staff have been great but I would like to see more visits to the area by the park ranger.	Opposed to camping although preference not stated regarding proposed restrictions. Supports establishing of a campground.
27	Cristina van Dam	I agree with freedom camping, if monitored to ensure politeness, cleanliness and that campers comply with bylaws this is a great site for all users. Freedom camping could be permitted to a minimum of self-contained vehicles. Campers should contribute to cost of monitoring.	Supportive
28	Franz Ombler	I think it's great. However, freedom camping seems to have been concentrated on few sites, and there has been unnecessary pressure on Te Kopahau Reserve entrance car park. I think it's a good site for a restricted set of campers. I do NOT believe these should be restricted to self-contained units as the existing facilities should be able to support this number of other vehicles regardless of whether they are self-contained. I believe the number of campers should be restricted so that the area can be used by others in Wellington easily as well. This might be enabled by promoting the use of other areas for camping as well as restricting access to this site.	Supportive, doesn't see the need to restrict to self-contained only.
29	Toy Saiaana	They should pay for the use of facilities provided by rate payers. They should not be located in residential areas. Monitor the use of public facilities and any rubbish left at the reserve. If the decision is to allow campers there then only allow half a dozen at the very most. Look at providing another area for these campers. Somewhere that is set up for campers and not have them camp at our beautiful reserve.	Supportive
30	Bronwyn Dunlop	Okay with this but need to ensure they have the appropriate facilities available to be self-sufficient. Concerned also that affecting marine wildlife. Possibly if camping is going to be banned, have a gate installed at the car park to stop overnight campers staying - locked at certain times.	Opposes proposed restrictions, would prefer camping prohibited at site.

#	Name	Key points (based on comments)	Position on proposed amendments
31	Ann Barrie	Am not keen on freedom camping within Wellington, though I feel there should be a camping ground with camping available for a reasonable charge.	Agrees with proposal to restrict to 12 vehicles and self-contained only.
32	David Witt	OK if for self-contained but worried about the cost of enforcing it in a way that avoids littering and defecating.	Opposes proposed restrictions, would prefer camping prohibited at site.
33	Lavina Edwin	Have no problem so long as there are adequate rubbish facilities in general. Tends to lend a festival feeling to the area and seems to deter hoons which is a bonus, So long as the place is clean, camping doesn't spill out too far along the road, and there is some form of monitoring, I am comfortable with this.	Supportive
34	Jacqui Lane	I think it's great that we live in such an amazing area that people want to visit, but the area itself and the people who live here need to be considered and protected too. Freedom camping should be possible, but limited in number and location. Freedom campers should be fully self-contained .There needs to be a time limit, 24 or 48 hours. Vouchers to display could be obtained from council office to monitor or manage numbers. Strong clear signage to show ground rules eg. Noise, litter, use of facilities, off limits areas, where to go to obtain permit to camp and penalties for not doing so. Regular patrol by friendly official with authority to impose fines.	Supportive
35	Michelle Morris	It should be allowed, with conditions to protect environment integrity and public health. I think the proposed solution is a good compromise. I wouldn't mind if there were more spaces available. I think noise in the evening is an issue for nearby residents.	Supportive
36	Siobhan Hanley	In low usage areas and with proper management (and good information for campers on 'rules' - with enforcement practices) then tourists should be allowed to get temporary park up (so long as self-sufficient).	Supportive
37	Mary Fawcett	Provided it is done respectfully, I am all for it. I don't think it's about the number of vans, but rather the facilities. If they were improved it would be better.	Supportive
38	Richard Thomson	I don't object in principle, but agree there should be some limit so that there is opportunity for other users to park their cars there. I would suggest that up to half the spaces be available for camping. Providing better washing facilities is necessary, but that only needs to be a couple of sinks + cold taps + adequate drainage.	Supportive
39	Shelley Gilmartin	I think having freedom camping sites available is fantastic in principle. However, with restrictions in place such as those proposed, I am happy that the environmental effects will be very much minimised.	Supportive
40	David Litchfield	Better if in specifically designed areas, not car parks for reserves or parks. The car park for the Owhiro Bay playing fields would be a better choice. It has changing rooms and toilets.	Opposes proposed restrictions, would prefer camping prohibited at site.

#	Name	Key points (based on comments)	Position on proposed amendments
41	Rose Andalori	It seems as though it is an entirely unsuitable location to allow freedom camping. There aren't appropriate facilities. A car park should not double as a campground.	Agrees with proposal to restrict to 12 vehicles and self-contained only.
42	Mo Blishen	It is not appropriate to freedom camp in Wellington city. If there is going to be changes they need to be enforced. There are budget hostels in town that provide cheap accommodation and camping grounds further out of town that have adequate facilities.	Agrees with proposal to restrict to 12 vehicles and self-contained only.
43	Dave Lewandoski	Wellington is not a good place to freedom camp, the proposed areas are not big enough to let people use them during the day as well as have the areas completely full of freedom campers. There should be a complete ban on freedom camping at Te Kopahou Reserve. Regularly monitor and police the area to make sure that it is kept in a safe, clean and inviting place for all people to visit, and not let freedom campers ruin it for the vast majority.	Agrees with proposal to restrict to 12 vehicles and self-contained only.
44	Graham Weakley	Places should be put aside for them, but they need to be clean and tidy and don't impact the people that live here. It is not a camp ground	Neutral on proposal to restrict to 12 vehicles and self-contained only
45	Nicola Rankin	Some freedom camping is great - it's wonderful that there is a low cost way to see. There needs to be adequate facilities - toilets, washing up and rubbish/recycling in place. And the natural spaces need to be protected. It would be better if the camping was restricted to the western end of the parking lot. How will any restrictions be enforced and what is the cost. I don't agree with restricting it to only self-contained campers. If it were just restricted to 12 overnight vehicles that would make a huge difference and the toilet facilities could cope with that.	Supportive
46	Laurence Reese	Supportive, but with limits on number of campers and length of stay by any one camper. It was never intended as a campsite, so limits on numbers are essential. Make the toilet facilities a pay-to-use unit. Cost usually acts as a deterrent to abuse.	Supportive
47	Leo Panko	No comments	Agrees with proposal to restrict to 12 vehicles and self-contained only
48	Natalia Taurim-Hinton	Freedom camping should be allowed provided there are clear rules and expectations at those sites. There should be more resources put into the area such as ablution/shower blocks and an outdoor area for people to wash their dishes. There is enough space there for more than 12 vehicles to camp. More signs up around protecting the whenua by not etc put up no smoking signs, more rubbish bins. Maybe make it an alcohol free area.	Supportive
49	Geoff Henry	Freedom campers are welcome, but they must share the park with day visitors and not monopolise it. They must also keep the site clean and tidy	Supportive

#	Name	Key points (based on comments)	Position on proposed amendments
50	Dianne Hendey	It's a Marine Reserve - I really don't understand why camping is allowed there at all. If freedom camping has to be permitted, then this should be for a restricted number of self-contained vehicles and this should be strictly enforced.	Agrees with proposal to restrict to 12 vehicles and self-contained only.
51	Toby Webb	It should be allowed, but monitored by WCC, fines imposed for littering, noise, and anti-social behaviour. It needs to be controlled and clearly sign posted for a maximum of 12 self-contained vans. A highly visible CCTV camera mounted at the entrance would help deter the badly behaved freedom campers.	Supportive
52	Melanie Wallace	We do not support freedom camping at Te Kopahou Reserve entrance carpark. This area is a carpark, not a camping ground. The 2 toilets and one outdoor cold tap are not enough facilities to support freedom campers. There are no parks for walkers to park their vehicles. The council should monitor this site and remove all freedom campers who are not fully self-contained.	Agrees with proposal to restrict to 12 vehicles and self-contained only.
53	Mike White	I think it's a good place for people to freedom camp. It's beautiful, close to the city, and reasonably isolated from residents. Camping in tents should be strictly banned. More toilets would definitely help contain any problems of people using the surrounding area as a toilet.	Supportive
54	Jeremy Chang	I have no problem with it, but some campers do not have much respect. There should be self-registration for campers and 'ranger' to check like on doc sites.	Supportive
55	Kayla Kingdon-Bebb	Freedom camping at the Te Kopahou Reserve is acceptable, and even beneficial within certain constraints. I endorse the changes currently proposed by the council. There are insufficient waste facilities (especially recycling and rubbish bins) on site to accommodate even moderate numbers of campers. I think it would be great to have more recycling facilities on site.	Supportive
56	Chun tsu Chen	Supportive although I would prefer it to be in a managed park so that abuses are minimised. Maybe it could support a small number of campers but unfortunately then there is the problem of policing the conduct of the campers. The walkway is not clearly enough delineated and is not safe when the campers park over the footpath and force people off the footpath.	Supportive
57	Matt Skinner	I do not believe that there are appropriate facilities here to cater for the number of campers. I also think that it impacts on the locals' usability of the site. Ultimately like to see freedom camping removed from this area as it was not designed to cater for it and it takes away from this special area.	Agrees with proposal to restrict to 12 vehicles and self-contained only.
58	Ben Zwartz	Supportive - essential to cater to all travellers. There are toilets that are open, so I can see no need to limit this site to self-contained vehicles. Limiting numbers in itself is an adequate regulation. Maybe a single outside sink with a decent-sized outlet to the sewer would help folks washing their dishes and keep waste and scraps off the beach.	Supportive, doesn't see the need to restrict to self-contained only.

#	Name	Key points (based on comments)	Position on proposed amendments
59	Kevin Thompson	Do not allow any camping at all. Wellington needs to establish a registered camping ground. For Caravans, Motor homes and camping etc. With appropriate ablution blocks and communal cooking facilities.	Agrees with proposal to restrict to 12 vehicles and self-contained only.
60	Tobias Woerner	No comments	Agrees with proposal to restrict to 12 vehicles and self-contained only.
61	Jos de Groot	I am in general ok with Freedom camping, restricting use to self-contained vehicles and limited numbers so Wellingtonians can continue to enjoy the space as well makes sense.	Supportive
62	Janet Grocott	Freedom Camping is ok but it needs close monitoring as to numbers and amenities.	Supportive
63	Philippa Hoeta	Great to see it happening. I think there should be more rubbish bins or recycling facilities to allow people to make the right choices. There is no problem with tented campers. They should be allowed to enjoy this fine spot in the same way as other people. If providing a few more facilities is a problem, why not charge a small overnight fee? How about a mobile coffee/refreshment facility at weekends?	Supports camping and opposed to proposed restrictions.
64	Sophie Mormede	It should be limited to areas where toilets are available. It should be prohibited in areas in high recreational use, notably the south coast. It should be forbidden or strictly controlled along the entire coast of the Taputeranga Marine Reserve, as it is in national parks. At sites where the council does permit Freedom Camping including Te Kopahou Reserve entrance car park, we recommend putting up clear signage detailing constraints and restrictions, as well as the penalties for infringements of the Freedom Camping act and contact numbers to report any breaches. If the council decides to limit freedom camping to a limited number of campers, we suggest the following ensure the correct H&S space allocation between campers, do not have those camping spaces restricted so that day visitors cannot use them. Ideally campers should not park before 4pm and have to leave by 10am, maximum stay 3 days	Agrees with proposal to restrict to 12 vehicles and self-contained only. Officer comments: The Council has gone with 4 days to be consistent with the Department of Conservation, and therefore serves as a consistent rule nationally for freedom camping. Space allocation requirement is for commercial campgrounds.
65	Mary Maitland	This area is a carpark, with a very good information centre. It is in a marine reserve and doc has publicised it with good information boards as to what are the attractions. It is attracting more and more day trippers who should not have to walk through very untidy campsite. If the council continues to allow freedom camping, a lot more policing is necessary. Better notification at the carpark has to be installed. There are seals here in the winter months, please no camping from June til October. It is a reserve, and as there are other areas that could be considered for camping - PLEASE LEAVE THIS AREA FOR RECREATION	Agrees with proposal to restrict to 12 vehicles and self-contained only.
66	Valmai Wahren	Stop all the camping	Agrees with proposal to restrict to 12 vehicles and self-contained only.

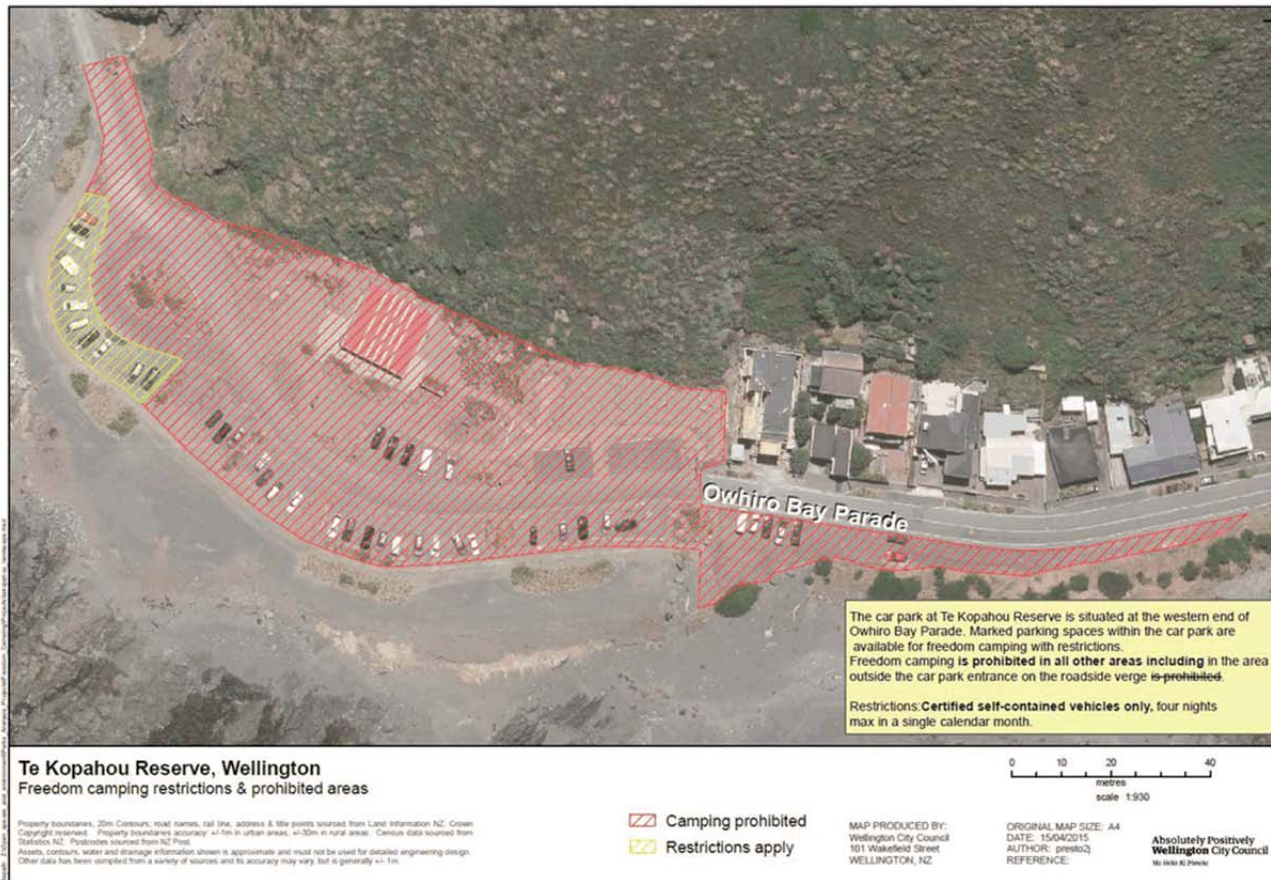
#	Name	Key points (based on comments)	Position on proposed amendments
67	Steven Meads	Freedom camping should be controlled in Wellington, with clear signage explaining camper's responsibilities at the site. I am not against freedom camping in Owhiro Bay, but it must be controlled so it has no effect on the environment and allows local people to enjoy the area too. A small number of campers with sufficient facilities should not cause any problems. There should be less than a dozen camp sites. Tents should be prohibited, and better rubbish and recycling facilities made available. Clearly marked areas designated camping/ no camping. Clear signage and no open fires. Once a decision has been made and implemented, review its effectiveness after 1 then 3 then 5 years	Supportive
68	Tracy Street	The reserve was never intended for this purpose. The facilities are inadequate for camping. The creation of the quasi "camp ground" has had a substantially negative effect for locals and the environment. The rubbish facilities are not very good and could be upgraded to support more volume and recycling. The marine reserve signage and information is too limited. Camping activities should be tightly managed and not impact the environment or the use of locations by locals.	Agrees with proposal to restrict to 12 vehicles and self-contained only.
69	Karen Larsen	Should be permitted in areas with appropriate facilities and where the environment is not compromised and locals not unduly inconvenienced. Camping is not appropriate in this area unless the campers have a self-contained toilet facility and in numbers sustainable to the locals and environment. Compliance should be policed adequately by specialist officers not the park ranger.	Supportive
70	Helen Orange	My main issue, as a regular walker in/through this space, is that I now feel like an intruder because the entrance car park and limited facilities are so clearly 'taken over' by so many campers. Restricting numbers, and the type of vehicle, would certainly help reclaim this popular spot for locals and all visitors.	Supportive
71	James Imlach - NZ Motor Caravan Assoc.	We support the proposed restriction to the TeKopahou visitor centre car park.	Supportive
72	Ailsa Bay	The current bylaw is too restrictive - more locations should be opened up for motorhomes that are self-contained. I believe unless the council is prepared to also enforce the bylaw, there is no point in changing it. Consider other areas where non-self-contained campers can park, and provide suitable facilities - eg toilet, pay-shower; I believe people would be willing to pay a small fee to utilize a hot shower. I have also observed a large number of car-campers in the region - not freedom campers, in the sense that they are not here on holiday, but are living out of their vehicles; however, they have the same needs as freedom-campers.	Agrees with proposal to restrict to 12 vehicles and self-contained only.

#	Name	Key points (based on comments)	Position on proposed amendments
73	Brendan Murray	Freedom camping needs to be embraced and more sites made available. The problem is a lack of facilities in areas used by the public. Te Kopahou Reserve was never designed as a purpose built campsite. However, now that it is being used as one it would seem to be time to upgrade the facilities there. There also seem to be a lot of people living in their cars these days who, although not strictly freedom campers, do need the same facilities made available. Simply banning non self-contained vehicles will not stop or solve your problem. Give them a place to go where they can stay without fear of being fined or moved on.	Supportive
74	Jenny Smith	They ruin the feel of our beautiful places. Queues for toilets. More rubbish. At night more noise and lights ruining the natural beauty of this area.	Agrees with proposal to restrict to 12 vehicles and self-contained only
75	Ken New - Southern Environment Assoc.	We support the current proposal to limit camping at Te Kopahou; although we would prefer that camping was not permitted at all As long as camping is permitted, with restrictions, at Te Kopahou, we suggest that enforcement of these restrictions should not be part of the Ranger's duties. Require all camping to be in campervans that have self-contained facilities Reduce the number of campervans permitted. We suggest the enforcement should be done by a specialised council unit, perhaps the one responsible for enforcing parking restrictions. We do not feel that it is the best use of a Ranger's time.	Supportive
76	Lynda Griggs	There is a major shortage of places for campers in Wellington, both self-contained and campers using tents. I love our South Coast and would like to share it with visitors, and there should be places for them to camp. Alternative sites need to be made available in order to achieve a balance. Regular monitoring, regular cleaning of facilities. Consideration of where the proposed 12 sites are to be, so that they are not too close to residents, but also don't take all the 'prime' parking spots at the opposite end.	Supportive
77	Leigh Macnicol	There is a toilet at the camping spot - so no need to make it be only self-contained vehicles.	Supportive, doesn't see the need to restrict to self-contained only.
78	Bruce Smith	My general view on freedom camping in Wellington is that facilities need to be provided, as it is going to happen anyway. The Te Kopahou Reserve Carpark is ideal for providing these amenities. I believe the proposal to restrict access is the opposite of what we need. The toilets should be open 24 hours, and more should be provided and there should be freshwater available. If the council is worried about vandalism of the facilities they should install 24 hour camera surveillance, and photograph all vehicles entering and leaving, through the single entrance.	Thinks should be more relaxed

#	Name	Key points (based on comments)	Position on proposed amendments
79	Linda & Ray Stopforth & Yates	<p>Freedom Camping is fine provided vehicles are self-contained. Freedom camping in Te Kopahou Reserve has escalated to too many for the space, it is intrusive for locals and regular users along with limiting car parks. Rubbish resulting from this heavy use, and even though additional services such as extra rubbish have been provided they are not suitable for the area and winds. Environmental impact: items used by campers not secured get taken by winds and end up in sea. Hardly appropriate in a marine reserve.</p> <p>Campers could buy and display a permit such as those used overseas for accessing national parks etc. There could be purchased from council representatives monitoring the area.</p>	Supportive

Attachment 2: Proposed amendments

Proposed amendments to Schedule One of clause 12 (Camping) of part 5 (Public Places) of the Wellington City Consolidated Bylaw 2008



The additional restrictions to camping at the Te Kopahou visitors centre car park sit within Schedule One of clause 12, part 5 (Public Places) of the Wellington Consolidated Bylaw.

3. Operational

RELOCATION OF THE DOG EXERCISE AREA AT IAN GALLOWAY PARK

Purpose

1. To recommend that the Environment Committee and Council agree to move the existing dog exercise area at Ian Galloway Park to a more suitable space within the same park as shown on the map at Attachment 1.

Summary

2. Off-leash dog exercise areas are designated under the Dog Policy 2009. Council bylaws give effect to the Dog Policy and enable Dog Control Officers to enforce the public place restrictions made under the policy. Bylaws relating to the dog policy are contained in the Wellington Consolidated Bylaw – Part 2: Animals.
3. Designating an off-leash dog exercise area or moving one as proposed is achieved by resolution of Council as outlined at part 11.4 of the Dog Policy. The proposed area fits well with the criteria for suitability of an off-leash dog exercise area.
4. In preparing the Suburban Reserves Management Plan (SRMP), officers included a proposal to move the existing off-leash dog exercise area within Ian Galloway Park. There were eight submissions in support of the proposal and none in opposition. The proposal to move the area is included in the final SRMP (2015).
5. The new area will be fully fenced, in part using existing fencing.

Recommendations

That the Environment Committee:

1. Receive the information.
2. Recommend to Council that the off-leash dog exercise area at Ian Galloway Park be moved to a new location as shown on the map attached to the Officer's Report.

Background

6. There is increasing demand for fully fenced, off-leash dog exercise areas across the city. Many suburban parks are not suitable due to location, size, potential conflict of use or potential risks to dogs and/or the general public.
7. The existing dog exercise area to the west of the skate ramps at the south end of Ian Galloway Park is a suitable space, however the area to the east of the skate ramp is a larger, flatter space with potential for a fence to enclose it.
8. The eastern area was used as a training ground associated with the formal sportsfields at the park but is no longer needed for that purpose.
9. Officers are working on a comprehensive approach to improve this end of the park which will include the relocated dog exercise area, the existing skate ramps, parking areas and the new bmx park as resources allow.

Discussion

10. The proposed relocation of the dog exercise area at Ian Galloway Park was included in the draft SRMP in 2014. Through public notification of the draft plan eight submissions were received on that particular issue, all in support. There were no submissions in opposition.
11. Submitters' support was for the move and the potential for the new area to be fully fenced.
12. Ian Galloway Park is a closed landfill. The nature of the ground at a closed land fill means drainage is often an issue and there are times of the year when the park gets very wet. This may mean partial closure at times to allow for turf renewal at the dog exercise area.
13. The Dog Policy includes a list of criteria to consider when nominating a new off-leash dog exercise area that can be used to consider the proposed move:

5.2.1 Criteria to determine exercise areas

- The criteria used to determine exercise areas for dogs include:
 - the area is not used extensively for sporting or other purposes
 - the area is of significant size and has appropriate access
 - there are sufficient sight lines
 - the area is well bounded from adjacent areas
 - no potential risk to other groups.
14. The proposed move fits well with the criteria above. The new area is partially fenced already. The existing fences can be added to with gates installed to fully enclose the area of the old training field. The area is open, easily accessible and not used for any other specific purpose.

Options

15. The dog exercise area could stay in the existing location. The existing location would be more difficult and costly to fence. It is a smaller area than that proposed.
16. There is no other location within Ian Galloway Park or in the surrounding reserves network that would be suitable for a fenced dog exercise area.
17. The opportunity to move the area to a better location that can be fully fenced (using some existing fencing) will help meet some of the demand across the city for fully fenced dog exercise areas. Submissions received from the SRMP indicate there is community support for this particular proposal.

Next Actions

18. Once the resolution of Council has been passed, a notice will be put in the Dominion Post (as required by the bylaw). Council signage will be put up in the new area and removed from the old.
19. The list of off-leash exercise areas included in the bylaw will not need to change as it describes the site as adjacent to the skate ramp. The dog exercise areas maps on the Wellington City Council website will need to be amended to reflect the change in location.
20. Full fencing of the new area is planned for this summer.

Attachments

Attachment 1. Proposed dog exercise relocation at Ian Galloway Park

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Author	Rebecca Ramsay, Reserves Planner
Authoriser	Greg Orchard, Chief Operating Officer

Item 3.1

SUPPORTING INFORMATION

Consultation and Engagement

The proposal was included in the draft SRMP which was a publically notified document. Eight submissions were received on the proposal, all in support. The final SRMP includes the proposal.

Officers have met with the Creswick Valley Residents Association to discuss the proposal and they have confirmed their support (which was already indicated in their SRMP submission).

Treaty of Waitangi considerations

None.

Financial implications

Fencing of the new area will be funded through the capital works park infrastructure upgrades budget as provided for in the Long Term Plan.

Policy and legislative implications

The proposal is provided for by and is an appropriate fit with the Dog Policy (2009) and the Wellington City Council Consolidated Bylaw (2008). The proposal is included in and therefore aligns with the relevant Reserve Management Plan (the SRMP).

Risks / legal

None

Climate Change impact and considerations

None

Communications Plan

The proposed move of the dog exercise area at Ian Galloway Park will be published in a notice in the Dominion Post. Signs will be relocated as necessary at the park.



ISLAND BAY SEAWALL

Purpose

1. To provide an update to the Environment Committee on progress to the agreed repair of the Island Bay seawall; and
2. To seek approval to extend the works.

Summary

3. The initial Island Bay seawall failure in 2013 has been made worse by sea surge events this year.
4. A reprioritisation of expenditure within existing budgets will permit restoration the functional performance of the full Island Bay seawall whilst decisions are made over its future.

Recommendations

That the Environment Committee:

1. Receives the information.
2. Approves the extension of the repair work to secure the entire Island Bay seawall whilst decisions over its long term future are made.
3. Notes that options 3 and 4 as outlined by the Sea Wall Project report to the Environment Committee on 16 December 2014 will be considered as part of the South Coast Strategy.

Background

5. The seawall is situated along Wellington's southern coastline directly opposite the properties from 220 to 270 The Esplanade, Island Bay. The wall was constructed circa mid 1920's and varies in height from ground level to a maximum of 2.4m with a total length of approximately 345m.
6. A 41m section of the seawall was severely damaged during a storm event in June 2013. Immediate temporary measures were taken as "*emergency works*" to protect the road and pedestrian path along the failed section by the use of rock armour (riprap) and also fencing the area. The failed concrete barriers were salvaged and stored on Shorland Park with the aim of reuse when rebuilding the wall.
7. An assessment of the full wall has since been undertaken and this has improved condition evaluation and the understanding of potential risks relative to severe weather and seismic events as well as static loading conditions.
8. The assessment report concluded that "overall the seawall is in poor condition with signs of movement between concrete barrier units; worn and cracked concrete surfaces and corroded reinforcing steel visible in places". The assessment categorised the wall into 3 risk areas as detailed hereunder.

Section of wall	Length	Risk
Eastern	146 m	Moderate
Middle section including the failed wall	131 m	Very High
Western	67 m	High

Project status

9. Following on the Environment Committee meeting (minutes dated 16 December 2014) investigation and condition assessment of wall was undertaken and is reported above.
10. The Environment Committee approved the expenditure of \$821,000 to repair the damage to the wall as existed in late 2014.
11. Subsequent surge events this year have caused more damage, particularly at the ends of the failed section – most notably in the Western section which has a high risk assessment.
12. Existing activities within budget RTCX086 (*Wall, Bridge & Tunnel Renewals*) have been reprioritised and an additional \$555,668 has been allocated to enable all three sections of the wall to be repaired. This has the advantage of securing the wall in its entirety. The initial budget of \$821,000 would have remedied the Eastern and Middle sections of the wall (as per the 16 December 2014 resolution and as described in the table above is deemed to be of moderate and very high risk).
13. The revised budget of \$1,376,668 allows for all sections of the wall as identified in the table to be restored to full functionality (this includes a section of wall deemed to be of high risk).
14. At a cost of \$1,376,668 the integrity of the seawall is restored whilst other most likely more expensive longer term options are examined. In effect the additional expenditure is similar to taking out an insurance policy.
15. The original works are in the process of having designs completed and are about to go to tender with the aim of construction starting in October this year. Should the Environment Committee agree to extend the scope of the project the additional works will be undertaken by extending the initial construction contract.
16. The design will meet current Building Code requirements and will take into account predicted sea level rise. This does not preclude its future removal to facilitate alternative solutions including options 3 and 4 of the Environment Committee Report dated 16 December 2014.

Other South Coast Issues

17. Considerable damage has occurred to roading and parks infrastructure along the south coast in the past few months. With the possibility that this will be recurrent and at greater frequency it is proposed to bring forward two reports in the coming months outlining:
 - a. The case for funding a south coast strategy/policy so that there is a context for future interventions and repairs (including option 3 and 4 of the Environment Committee report dated 16 December 2014 and covering the coastal zone from Oriental Parade to Red Rocks); and
 - b. A full assessment of current damage with a programme of repairs for funding consideration as part of a midyear CAPEX review and/or as part of the next Annual Plan.

-
18. In addition consideration will be given to implementing a monitoring regime on south coast beaches to aid in understanding the medium and long term trends occurring within the system.

Attachments

Nil

Author	Geoff Swainson, Manager Transport and Waste Operations
Authoriser	Warren Ulusele, Manager City Planning and Design

SUPPORTING INFORMATION

Consultation and Engagement

There has been extensive consultation conducted by relating to the failure repairs prior to the resolutions of 16 December 2014. There has been no specific consultation on extending the repairs.

Treaty of Waitangi considerations

None that haven't been previously canvassed.

Financial implications

The additional expenditure would be covered by reallocating funding from various budgets within the Transport activities. These adjustments will be considered as part of a broader omnibus of budget adjustments to be brought forward in September.

Policy and legislative implications

Land use and building consents will be obtained as necessary

Risks / legal

The additional works for which approval is sought are to ensure risk of failure of the seawall is minimised whilst longer term decisions are made.

Climate Change impact and considerations

Future work on the preparation of a South Coast strategy/policy will address these issues in detail.

Communications Plan

Not applicable.

SUBCOMMITTEE TO CONSIDER PROPOSED HAPPY VALLEY PARK CAMPGROUND

Purpose

1. Create a hearings subcommittee to consider public submissions on the proposed campground at Happy Valley Park.

Summary

2. The Environment Committee considered options for providing for low cost camping accomodation during its August meeting.
3. At that meeting the Committee resolved to consult on a minor review of the Suburban Reserves Management Plan which would allow for camping as a managed activity at Happy Valley Park Owhiro Bay, noting that funding for the development of the camping site will be considered as part of the 2016/17 Annual Plan and subject to resource consent.
4. The Committee also agreed to establish a hearings subcommittee to consider submissions and report back to the Environment Committee.
5. This paper is required to appoint membership and set the terms of reference for the subcommittee.

Recommendations

That the Environment Committee:

1. Receive the information.
2. Agree to appoint members to the subcommittee for the purposes of considering public submissions on the proposed campground at Happy Valley Park.
3. Agree to appoint a Chair to the subcommittee.
4. Adopt the Terms of Reference for the subcommittee (Attachment 1).

Background

6. Wellington is a popular destination for campervans and motorhomes. We currently have enough camp sites for the self-contained motorhome and campervan (those with a toilet on board and at least 3 days storage capacity for drinking water, toilet waste and grey water) but there's increasing demand for camping sites that are suitable for the non-self-contained camper.
7. The Council thinks it's important to provide visitors with a low cost, safe and attractive place to stay within the City. This is an important component towards a solution to the freedom camping pressure in Wellington.
8. The Council has investigated sites for a campground around the popular central, eastern and southern suburbs. The aim was to find a site that was a desirable place to camp relatively close to the central city and wouldn't disrupt existing users too much or have a big impact on existing open space values.

9. The preferred site is the Happy Valley Park car park. The site is only minutes away from the Brooklyn shops and scenic south coast. It's close to some of Wellington's fantastic walking and mountain biking tracks such as the City to sea walkway, Tawatawa and Te Kopahou Reserves.
10. Around 33 camping sites (18 for campervans and 5 for tents) could be accommodated at this site along with all-weather surfacing, lighting, ablutions, a basic kitchen facility, signage, rubbish bins and planting.
11. If camping is permitted at Happy Valley Park, then the Council will need to decide on how a campground is best managed. Management would include administration, cleaning, security and rubbish collection.
12. Funding for developing the campground would need to be considered as part of the 2016/17 funding round and development of the campground would require resource consent.

Discussion

13. The Council will be inviting public feedback on a proposed amendment to the Suburban Reserves Management Plan that will allow camping as a managed activity on part of Happy Valley Park.
14. Consultation will begin on the 14th September 2015 until 12th October 2015.
15. Oral submissions will be held in late October/early November 2015.
16. A report to decide the proposed amendment to the Suburban Reserves Management Plan will go to Environment Committee in late November.
17. If approved, the Council will prepare and submit a resource consent application for the development of the campground.

Next Actions

18. Once a subcommittee is appointed and the terms of reference are adopted, a date will be scheduled to hear oral submissions.
19. The subcommittee will report back to Environment Committee once submissions are heard.

Attachments

Attachment 1. Subcommittee Terms of Reference

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Author	Amber Bill, Open Space and Spec Parks Manager
Authoriser	Greg Orchard, Chief Operating Officer

SUPPORTING INFORMATION

Consultation and Engagement

Consultation to be carried out in accordance with the *Reserves Act 1977*, and public submissions to be heard by the subcommittee in accordance with the *Local Government Act 2002*, the *Local Government Official Information and Meetings Act 1987*, the *Local Authorities (Members' Interests) Act 1968*, Council's Standing Orders and Code of Conduct.

Treaty of Waitangi considerations

No Treaty of Waitangi implications.

Financial implications

No current financial implications.

Policy and legislative implications

Consultation carried out in accordance with the *Reserves Act 1977*.

Risks / legal

Nil

Climate Change impact and considerations

Nil

Communications Plan

Not applicable

Proposed Happy Valley Camping Subcommittee

Purpose

The Subcommittee has responsibility to hear submissions on the proposal to amend the suburban reserves management plan 2015, to allow camping as a managed activity of part of Happy Valley and report back to the Environment Committee.

Chair

The Chair will be appointed at the Environment Committee Meeting on 17 September 2015.

If no consensus can be met the Chair will be decided at the first meeting of the Proposed Happy Valley Camping Subcommittee. A member of the Chief Executive's staff will chair the meeting until a Chairperson has been decided.

The Chairperson is responsible for:

1. The efficient functioning of the Subcommittee;
2. Setting the agenda for Subcommittee meetings in conjunction with the Group Manager; and
3. Ensuring that all members of the Subcommittee receive sufficient timely information to enable them to be effective Subcommittee members.

The Chairperson will be the link between the Subcommittee and Council staff.

Membership

The Subcommittee's membership will consist of the Chairperson of the Environment Committee, Chairperson of the Community Sports and Recreation Committee, and Councillors.

The Subcommittee shall have the power to co-opt one or more councillors and/or other suitably qualified persons, with interests in special topics, for the duration of the Committee's consideration of those topics.

Quorum

3

Frequency of the meeting

The Subcommittee will meet between October and November 2015, with specific dates to be determined.

Sunset clause

The Subcommittee will discontinue as soon as all hearings have been heard, and the Subcommittee has reported back to the Environment Committee.

Parent Body

The Subcommittee reports to the Environment Committee

Terms of Reference

1. Accept and hear submissions on the proposal to amend the suburban reserves management plan 2015 to allow camping as a managed activity of part of Happy Valley.
2. Be subject to and report back to the Environment Committee.

Delegated Authority

The Subcommittee will have delegated authority to carry out activities within its terms of reference.

Conduct of Affairs

The Subcommittee shall conduct its affairs in accordance with the *Local Government Act 2002*, the *Local Government Official Information and Meetings Act 1987*, the *Local Authorities (Members' Interests) Act 1968*, Council's Standing Orders and Code of Conduct.

Public Access and Reporting

Notification of meetings to the public and public access to meetings and information shall comply with Standing Orders, but it should be noted that:

- At any meeting of the Subcommittee at which no resolutions or decisions are made, the provisions of Standing Orders relating to public access do not apply.
- Workshop meetings solely for information and discussions and at which no resolutions or decisions are made may be held in accordance with Standing Orders.
- Extraordinary meetings of the Subcommittee may be held in accordance with Standing Orders.
- The public may be excluded from the whole or part of the proceedings of the meeting and information withheld on one or more of the grounds specified in *the Local Government Official Information and Meetings Act 1987* s.48.
- The minutes of the Subcommittee will be confirmed by the Environment Committee.

4. Public Excluded

Resolution to Exclude the Public:

THAT the Environment 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:

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 Proposed Land Exchange	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 Proposed Land Acquisition for Park	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.
