

Notice is given that an ordinary meeting of the Full Council will be held on:

Date: Thursday 14 March 2013
Time: 9.30 am
Meeting Room: Tasman Council Chamber
Venue: 189 Queen Street
Richmond

Full Council AGENDA

MEMBERSHIP

Mayor	Mayor R G Kempthorne	
Deputy Mayor	Cr T B King	
Councillors	Cr M L Bouillir	Cr J L Inglis
	Cr S G Bryant	Cr C M Maling
	Cr B F Dowler	Cr Z S Mirfin
	Cr J L Edgar	Cr T E Norriss
	Cr B W Ensor	Cr P F Sangster
	Cr G A Glover	Cr E J Wilkins

(Quorum 7 members)

Contact Telephone: 03 543 8405
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AGENDA

1 OPENING, WELCOME

2 APOLOGIES AND LEAVE OF ABSENCE

Recommendation

That apologies be accepted.

3 PUBLIC FORUM

4 DECLARATIONS OF INTEREST

5 CONFIRMATION OF MINUTES

That the minutes of the Full Council meeting held on Thursday, 21 February 2013, be confirmed as a true and correct record of the meeting.

6 PRESENTATIONS

Nil

7 REPORTS

- 7.1 Adoption of Draft Annual Plan 2013/2014 for Public Consultation 5
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7 REPORTS

7.1 ADOPTION OF DRAFT ANNUAL PLAN 2013/2014 FOR PUBLIC CONSULTATION

Decision Required

Report To:	Full Council
Meeting Date:	14 March 2013
Report Author:	Mark Tregurtha, Strategic Policy Adviser
Report Number:	RCN13-03-01
File Reference:	

1 Summary

- 1.1 This report requests that the Council adopts the Draft Annual Plan 2013/2014 and Newline Summary of Information, and approves the documents to be released for public consultation purposes.
- 1.2 The report notes that the Council has considered the matters contained in the Draft Annual Plan at previous meetings and workshops. The Draft Plan reflects the outcomes of the meetings.
- 1.3 The Draft Annual Plan 2013-2014 has been circulated to the Mayor and Councillors under separate cover.

2 Draft Resolution

That the Full Council:

1. receives the Adoption of Draft Annual Plan 2013/2014 for Public Consultation report; and
2. approves the Tasman District Council's Statement of Proposal contained in the Draft Annual Plan 2013/2014 incorporating any minor amendments tabled at the meeting, for release as the basis of a public consultation process in accordance with Sections 83, 83A and 85 of the Local Government Act 2002; and
3. approves the Summary document, incorporating any minor amendments tabled at the meeting, which contains a summary of the information contained in the Draft Annual Plan 2013/2014, for release as the basis of a public consultation process in accordance with Sections 83, 83A, and 89 of the Local Government Act 2002, and notes that the Summary will be distributed to every household within the Tasman District as a special edition of Newline; and
4. agrees that the Draft Annual Plan 2013/2014 will be publicly notified on or before 20 March 2013; and
5. agrees that the Draft Annual Plan 2013/2014 submission period closes at 4.30pm on Monday 22 April 2013; and

Item 7.1

- 6. agrees to the Mayor, Councillors King and Edgar and the Chief Executive Officer, signing off any further minor editorial amendments prior to the document being finalised for public consultation; and**
- 7. notes that the 17 Settlements document will be prepared and made available during the public consultation period; and**
- 8. notes that the Draft Annual Plan 2013/2014 and Summary of Information documents include the Statements of Proposal and the Summaries of Information approved by Council at its meeting of 21 February for the following policies:**
 - Rates Postponement Policy for Land Used For Residential Purposes Subject to Zone Changes**
 - Rates Remission Policy for Land Used For Residential Purposes Subject to Zone Changes**

3 Purpose of the Report

- 3.1 To request that Council adopts the Draft Annual Plan 2013/2014 and Newline Summary of Information, and approves the documents to be released for public consultation purposes.

4 Background and Discussion

Background

- 4.1 During the past several months Councillors and staff have held a number of workshops and meetings to formulate the Draft Annual Plan 2013/2014. As part of this work there have been:
- Workshops on projects and services
 - A review of levels of services
 - Reviews and amendments to all the departmental budgets and the financial implications of any new projects or changes in levels of service. These changes were considered by Council at its meeting of 21 February and included the following reports:
 - Community Board Targeted Rates RCN13-02-06
 - Uniform Annual General Charges for 2013/2014 RCN13-02-07
 - 2013/2014 Draft Annual Plan – Changes to Utilities Capital Budgets RCN13-02-08
 - Schedule of Charges RCN13-02-10
 - Lee Valley Community Dam RCN13-02-09
 - Motueka Library Redevelopment RCN13-02-05
 - Overview Report Covering Decisions Required for Inclusion in the Draft Annual Plan 2013/2014 RCN13-02-11
- 4.2 At a workshop earlier this year it was agreed that Committee Chairs would receive and review an initial version of each of the Activities for their committees and that all Councillors would receive and review a copy of the Key Issues and Changes section for the Draft Annual Plan 2013/2014. Feedback has been incorporated into these sections. A 17 Settlements document will be produced as supplementary information to the Draft Annual Plan and made available when the Draft Plan is put out for public consultation.
- 4.3 Section 95 of the Local Government Act 2002 states that Council must use the special consultative procedure as set out in Section 83 to adopt the Draft Annual Plan. This requires Council to:
- publicly advertise where a Statement of Proposal (the Draft Annual Plan 2013/2014) may be inspected;
 - distribute as widely as possible a Summary of Information contained in the Statement of Proposal (the Newline Summary);
 - advise the public what consultation is being undertaken;

- invite the public to make a submission on the Statement of Proposal with a closing date not less than one month after the public advertisement; and
- acknowledge any such submission and allow the submitter to be heard at a public meeting of Council.

- 4.5 Once the Council adopts the Draft Annual Plan 2013/2014 as its Statement of Proposal, the documents will be printed and distributed to Council offices and libraries, put on a compact disc and placed on the Council's website for inspection. A copy of the Summary of Information will be distributed to every household in the Tasman District as a special edition of Newline. Copies of Newline will also be provided to non-resident ratepayers. Both the Summary of Information and the Draft Annual Plan will outline the key issues in the Statement of Proposal, where and when public consultation will be undertaken, and include information on how to submit on the Draft Plan.
- 4.6 There will be a final proof of the documents prior to printing. This report includes a recommendation that the Mayor, Councillors King and Edgar, and the Chief Executive Officer be delegated authority to sign off any further minor editorial amendments.

Changes to Legislation

- 4.7 In December 2012 Government amended the Local Government Act 2002, including changing the Purpose of Local Government. Section 10 of the Local Government states:
- (1) The purpose of local government is—
- (a) to enable democratic local decision-making and action by, and on behalf of, communities; and
 - (b) to meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses.
- (2) In this Act, good-quality, in relation to local infrastructure, local public services, and performance of regulatory functions, means infrastructure, services, and performance that are—
- (a) efficient; and
 - (b) effective; and
 - (c) appropriate to present and anticipated future circumstances.
- 4.8 In addition to the purpose set out the Local Government Act 2002 the Council is also required to perform and deliver on a large number of other functions and responsibilities required of it through legislation, for example responsibilities under the Resource Management Act 1991, the Building Act 2004 and the Health Act 1956.
- 4.9 In developing this Draft Plan the Council has considered the changes to the Local Government Act 2002, what services we provide and how we can provide services effectively and efficiently to the public. An example of a change that the Council has recently made that supports this objective is that the Council is in the process of bringing in-house more of its engineering services in order to provide these more effectively to the public, improve the quality of information that the Council has on the management of its assets and to reduce costs.

5 Options

5.1 The options for Council consideration are:

5.1.1 Adopt the Draft Annual Plan 2013/2014 and the Summary of Information, as distributed under separate cover, with or without any amendments.

This option is recommended and will enable the Council to meet the requirements of the Local Government Act 2013/2014.

5.1.2. Do not adopt the Draft Annual Plan and the Summary of Information, as distributed under separate cover, and ask staff to make amendments to the documents prior to reconsideration by the Council.

This option is not recommended as it would require changes to the proposed timetable and the Council might not be in a position to adopt the Final Annual Plan before the end of June 2013.

6 Policy / Legal Requirements / Plan

6.1 The legal requirements, including the Special Consultative Procedure for the Draft Annual Plan are set out in section 4 above.

7 Consideration of Financial or Budgetary Implications

7.1 Financial implications of the proposed Draft Annual Plan were considered at the Council workshops and through reports to the Council meeting of 21 February 2013/2014.

8 Significance

8.1 The decision to adopt the Statement of Proposal and Summary of Information for the Draft Annual Plan 2013/2014 has a high level of significance as the Draft Plan sets out the proposed services and projects that the Council will deliver during the year, and also forms the first part of the process of setting rates and charges for the year. The process we are undertaking complies with the decision making sections under Part 6 of the Local Government Act 2002.

9 Consultation

- 9.1 The Council is required to use the Special Consultative Procedure for the Draft Annual Plan. In order to more closely match the delivery of Newline with the opening of the Draft Plan for submissions is proposed to amend the dates slightly to those previously provided to Councillors. It is now proposed to start the submissions process on the Wednesday 20 March (previously Monday 18 March) and close submissions Monday 22 April (previously Friday 18 April).

10 Conclusion

- 10.1 The preparation of the Draft Annual Plan 2013/2014 is the culmination of months of work by Councillors and staff. Key decisions relating to the Draft Plan were made at the 21 February Council meeting. The Draft Plan gives effect to those decisions. Staff recommend that the Draft Plan and Newline Summary are approved for public consultation.

11 Next Steps / Timeline

- 11.1 The Draft Annual Plan and Summary of Information documents will be publicly notified on or before 20 March 2013. Public consultation sessions will be held around the District between 26 March and 15 April. Submissions will close on 22 April. Hearings of submissions will occur between 8 May and 17 May. The Council will consider the submissions and make decisions on what changes to make to the Draft Plan prior to finalising the Annual Plan at the end of June.

12 Appendices

Nil

7.2 RAINBOW SPORTS CLUB INC - REMISSION OF LOAN REPAYMENTS FOR 2011/2012**Decision Required**

Report To: Full Council
Meeting Date: 14 March 2013
Report Author: Sandra Hartley, Executive Officer - Strategic Development
Report Number: RCN13-03-02
File Reference:

Item 7.2

1 Summary

- 1.1 In 2009 Rainbow Sports Club Incorporated asked the Nelson City Council, Marlborough District Council and Tasman District Council for a suspensory loan of \$90,000 each, to fund infrastructure work at the ski field. All three Councils agreed.
- 1.2 Tasman District Council's portion of the loan, \$90,000, commenced on 1 February 2010 and is interest free for a term of seven years.
- 1.3 The terms of the loan call for a repayment of 1/7th of the loan amount to be paid on an annual basis, however Part 2(d) further provides should it not be financially possible or prudent to make this payment, then the Club could apply to the Council for a remission of the amount due.
- 1.4 Council has received a request from the Rainbow Sports Club Inc. for a remission of the loan repayments for the 2011/2012 financial year, and also for the 2012/2013 loan repayment in advance. The latter cannot be considered until the audited financial accounts for the 2012/2013 year have been submitted to Council.
- 1.5 The Club had a reasonably good year in 2011/2012 but seeks the remission so that it can help towards the build up an emergency fund to buffer it in years with a poorer financial return.
- 1.6 The Club's audited financial accounts for the 2011/2012 financial year have been assessed by the Corporate Service Department. The Department notes that the Club is in a financial position to repay the portion of the loan due for the 2011/2012 year. This report recommends that the Club's request for a remission be declined.

2 Draft Resolution**That the Full Council:**

- 1 receives the Rainbow Sports Club Inc - Remission of Loan Repayments for 2011/2012 report; and**
- 2 declines the remission of \$12,857.00 loan repayment for the 2011/2012 financial year.**

3 Purpose of the Report

- 3.1 To inform Council of the request from the Rainbow Sports Club Inc for a remission of the loan repayments for the 2011/2012 financial year, and subsequent request for a remission of the loan repayments for the 2012/2013 financial year, and to provide a recommended course of action.

4 Background and Discussion

- 4.1 In 2010 the Nelson City Council, Marlborough District Council and the Tasman District Council all agreed to provide a sum of \$90,000 each to the Rainbow Sports Club Inc which is the entity that operates the Rainbow Skifield.
- 4.2 As part to the terms of the loan agreement, Nelson City Council and Marlborough District Council agreed to annually write off 1/7th of the loan amount by way of a grant. The terms of the loan agreement are different for Tasman District Council, in that there is an expectation that the loan will be repaid.
- 4.3 The Tasman District Council's portion of the loan of \$90,000 commenced on 1 February 2010 and is interest free and is for a term of seven years. The money was funding from District Wide Reserve Financial Contributions.
- 4.4 The terms of the loan call for a repayment of 1/7th of the loan amount to be repaid on an annual basis, however Part 2(d) further provides should it not be financially possible or prudent to make this payment, then the Club could apply to the Council for a remission of the amount due.
- 4.5 In June 2011, the Club wrote to Council requesting a remission of 1/7th of the loan by way of a grant as provided for in the loan agreement. After consideration of the audited accounts for that year, which showed a significant deficit, the Community Services Committee agreed to remit the \$12,857 loan repayment for the 2010/2011 financial year.
- 4.6 In February 2013 the Club wrote to Council requesting a remission of 1/7th of the loan by way of a grant as provided for in the loan agreement for both the 2011/2012 financial year, and also for the 2012/2013 financial year in advance.
- 4.7 The Club provided their financial results for the 2011/2012 financial year and noted that while Rainbow Skifield is overall financially sound, it is not in a position to repay the 2011/2012 loan repayments without using budgeted maintenance and working capital funds or its emergency funds which would potentially impact its future operation.
- 4.8 This matter was referred to our Corporate Services Department so that the audited accounts provided by the Rainbow Sports Club could be checked before Council agreed or otherwise to the remission requested. A copy of the letter and Profit and Loss Statement is appended to this report. If Councillors would like a copy of the Annual Report, please contact me.
- 4.9 The review by the Corporate Services Department showed that the Club's 2011/2012 financial position had dramatically changed since the 2010/2011 financial year, with the equity improving from \$243,000 to \$512,000 and the net cash position of \$213,000.
- 4.10 The request therefore does not meet the provision of Part 2(d) of the loan condition in respect of Tasman District Council.

- 4.11 Council cannot consider a request for a remission of the 2012/2013 loan repayment until it has received and reviewed the audited financial accounts for that year.

5 Options

- 5.1 Option 1 – to require the Club to meet the \$12,857 loan repayment.

This option has the advantage that it would mean that the Club would have to pay Council the \$12,857. The disadvantage for the Club is that it would not be able to set aside as much funding in its emergency fund for future years.

This option is recommended as the review of the Club's audited accounts show that the Club is in a sound financial position to make the loan repayment.

- 5.2 Option 2 – to agree to the Club's request for a remission of the \$12,857 loan repayment for the 2011/2012 financial year.

This option is not supported as the financial position of the Club is such that it is not overly financially disadvantaged by making this payment. If Council agreed to the remission it would not receive the \$12,857 from the Club to repay the loan. It may also set a precedent making it difficult for Council to recover the loan repayments in future years if the Club is in a good financial position.

6 Strategic Challenges / Risks

- 6.1 A risk with requiring the Club to pay the loan back for the 2011/2012 year is that it will put the Club in a less favourable financial position for future years. If this is the case, however, Council can remit the loan repayments in those years.
- 6.2 There is a potential risk of Council being seen to require the Club to pay back the loan, when Nelson City Council and Marlborough District Council have not required the repayment. However, both those Council agreed to write-off the loans and their agreements with the Club did not provide for repayment.

7 Policy / Legal Requirements / Plan

- 7.1 There are no policy or legal requirements relating to this matter. The agreement Council has with the Club is clear about the terms and conditions and Council is complying with them.

8 Consideration of Financial or Budgetary Implications

- 8.1 The \$90,000 loan was provided from the District Wide Reserve Financial Contributions. The budget did not assume that the \$12,857 would be repaid. However, if the money is repaid that will be additional income for the account.

9 Significance

9.1 This matter is of relatively low significance in terms of Council’s Policy on Significance, as it does not have much of a financial impact and is unlikely to be of major public interest.

10 Consultation

10.1 The initial proposal to provide the \$90,000 loan to the Club came about through consultation on the Ten Year Plan 2009-2019. No further consultation is required in relation to remitting the 2011/2012 year’s portion of the loan, as the repayment is provided for in terms of the agreement entered into with the Club.

11 Conclusion

11.1 Staff consider that the Club is in a financial position to repay the portion of the loan owing from the 2011/2012 year. The repayment is provided for in terms of the agreement Council has with the Club.

12 Next Steps / Timeline

12.1 If the Council passes the draft resolution not to remit the loan repayment for the 2011/2012 financial year, this will be relayed to the Club, along with an invoice for payment. Any future requests for the balance of the loan will be considered based on the facts at that time.

13 Appendices

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| 1. | Rainbow Ski Club Letter + Profit and Loss | 15 |
|----|---|----|



1 February 2013

Susan Edwards
Tasman District Council
Private Bag 4
Richmond 7050

Dear Susan

Rainbow Sports Club Incorporated TDC Loan

Martin Hay and I met with Richard Kempthorne late October 2012 to discuss Rainbow Skifield and specifically the TDC loan made in 2009. He has since passed me on your details in relation to this.

The terms of the loan agreement state that one seventh of the amount of the loan shall be repaid by Rainbow to Tasman provided however that if the financial circumstances of Rainbow are such that this is not financially possible or prudent then Rainbow shall apply to Tasman for the remission of such amount (by way of grant) and Tasman shall in good faith consider such application and make a determination accordingly.

We would like to apply for remission of the 2011/2012 loan repayment as per invoice 19567 dated 7 May 2012 and also request remission in advance of the 2012/2013 loan repayment (yet to be invoiced).

Following the disastrous season in 2010 where we struggled to even open for 2011, Rainbow had a much improved 2011 and recorded a net surplus of \$268k in the year to 30 November 2011. While this was a very good result, to ensure there was no repeat of the previous year the committee agreed to set up an emergency fund of \$100k to ensure the field could successfully open following a poor season. In addition \$25k was put aside for any major asset replacements with the proposal to increase this by \$25k per year.

Rainbow needs approximately \$100k at the end of each season to allow it to complete summer maintenance and open for the next season and after putting aside the funds we were able to fund the opening of the 2012 season.

The 2012 season was mixed with generally excellent snow and conditions however poor weather during weekends especially during the peak August month impacted the overall result. The draft result to 30 November 2012 (audit not yet completed) showed a surplus of \$120k. A further \$25k has been set aside for major asset replacements in line with policy leaving enough funds to open for 2013 but no more.

The Rainbow Committee has a strong Governance focus and all expenditure is tightly controlled. Detailed budgets are prepared each year and annual maintenance is restricted to those

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must have items and key projects to ensure the field can operate successfully. There is always a wish list however very few if any of these items can be completed each year within budget.

We recently found that major repairs were required to the snow making pump and with this not being a budgeted item and having no working capital available we have been able to complete repairs using the major asset replacement fund which highlights its necessity.

In summary while Rainbow Skifield is overall financially sound it is not in a position to repay the 2011/2012 and 2012/2013 loan repayments without using budgeted maintenance and working capital funds or its emergency funds which would potentially impact it's future operation.

The skifield is a major community resource for the area and we hope TDC will continue to support us to ensure it can continue to be for years to come.

Please contact me at Andrew.smith@whk.co.nz or 021 2200 270 if you have any queries with the above

Yours sincerely



Andrew Smith

Treasurer

Rainbow Sports Club Incorporated

Profit & Loss

Rainbow Sports Club Inc For the month ended 30 November 2012

	Nov-12	YTD
Income		
Access Fees	-	430
Cafe Commissions	-	6,901
Grants & Donations Received	-	43
Interest Income	334	8,773
Lift Passes	-	449,490
Rental Clothing	-	11,197
Rental Equipment Income	-	180,788
Retail Shop Sales	-	15,342
Shuttle Income	-	10,767
Ski Sale Income	-	40,816
Snow Gear Sale COGS	-	(36,208)
Snow School Income	-	72,165
Subscriptions Received	-	609
Total Income	334	761,113
Less Cost of Sales		
Retail Shop Cost of Goods Sold	-	8,627
Shuttle Transport	-	10,710
Total Cost of Sales	-	19,338
Gross Profit	334	741,776
Plus Other Income		
Sundry Income	54	3,299
Total Other Income	54	3,299
Less Operating Expenses		
ACC Levies	-	8,276
Accounting Fees	600	8,196
Audit fees	-	2,600
Bank Fees	37	203
Buildings and Security	561	2,983
Cleaning & Laundry	-	164
Communications	-	440
Computer Expenses	-	21
Credit Card Merchant Fees	-	6,995
DoC Concession	-	14,785
Fuel - 4 WD Vehicles	196	4,264
Fuel - Generator 100KVA & 17.5 KVA	-	29,918
Fuel - Generator 300KVA	-	31,887
Fuel - Groomer	-	12,946
Fuel - Loader	-	2,122
Fuel - Main T-Bar	-	45
Fuel - Quad, Skidoo and Tow Petrol	-	1,180
Fuel - Snowmakers and Pump	-	1,372

Profit & Loss

	Nov-12	YTD
General Expenses	-	1,202
Insurance	2,350	22,159
Interest Paid	-	372
Internet & Web Expenses	610	2,820
Kivisaver Employer Contribution	-	3,267
Licences & Subscriptions	37	696
Marketing	-	7,451
Medical Supplies	17	1,013
Non Specific Vehicle and Plant Exps	-	894
Office Supplies	-	1,449
Payroll Fees	80	2,014
R & M - 4 Wheel Drive Ute	644	6,544
R & M - Base Site Area	-	2,678
R & M - Buildings & Fittings	36	6,415
R & M - Generator	-	4,598
R & M - Intermediate Platter	-	4,561
R & M - Loader and Other Heavy Machines	-	2,673
R & M - Other Plant	38	3,218
R & M - Radios	-	86
R & M - Skidoo	-	608
R & M - Snow Groomer	50	12,310
R & M - Snow Making	-	11,118
R & M - T Bar	130	8,727
R & M - Terrain Park Grip Tow	108	2,648
R & M - West Bowl Lift	-	345
Rates	-	575
Rental Equipment - R & M or General Exps	-	2,174
Road & Terrain	-	38,564
Safety Services - General Expenses	-	1,455
Sewage & Toilet Expenses	-	2,421
Staff Accommodation	-	84
Staff Expenses	149	5,491
Staff Transport	-	34,072
Staff Uniform & Clothing	-	1,184
Subscriptions	-	28
Telephone Expenses	260	4,418
Ticketing - EFTPOS lease & fees	138	1,518
Ticketing - General Expenses	-	1,529
Ticketing - Pass Expenses	-	1,615
Training Safety Services	-	1,034
Wages - Facilities Maintenance	-	14,604
Wages - Lifts	-	44,751
Wages - Management	-	40,671
Wages - Rentals	-	31,527
Wages - Roads & Carparks	-	9,142
Wages - Safety Services	-	36,158
Wages - Snow Maintenance	-	27,738

Profit & Loss

	Nov-12	YTD
Wages - Snow School	-	43,905
Wages - Ticketing	-	42,565
Total Operating Expenses	6,041	625,488
Net Profit	(5,653)	119,586

Item 7.2

Attachment 1

8 CONFIDENTIAL SESSION

8.1 Procedural motion to exclude the public

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:

8.2 Historic Building at Hope Reserve Report

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.

8.3 Ex Fruitgrowers Chemical Company Holdings at Mapua

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.