

**BULLER DISTRICT COUNCIL**  
**FOR THE MEETING OF 19 AUGUST 2009**

**Report for Agenda Item No 1**

**Prepared by - Gary Murphy**  
**- Chief Executive**

**Members Interest**

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Councillors are encouraged to consider the items on the agenda and disclose whether they believe they have a financial or non-financial interest in any of the items in terms of Council's Code of Conduct.

The attached flowchart may assist Councillors in making that determination (Appendix A from Code of Conduct)

**Recommendation**

**That Councillors disclose any financial or non-financial interest in any of the agenda items.**

**BULLER DISTRICT COUNCIL**

**FOR THE MEETING OF 19 AUGUST 2009**

**Report for Agenda Item No 2**

**Prepared by - Gary Murphy  
- Chief Executive**

**Confirmation of Minutes**

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Minutes of the meeting held on 22 July 2009.

**Recommendation**

**That the minutes of the meeting held on 22 July 2009 be confirmed.**

**BULLER DISTRICT COUNCIL**  
**FOR THE MEETING OF 19 AUGUST 2009**

**Report for Agenda Item No 3**

**Prepared by - Gary Murphy**  
**- Chief Executive**

**Council Programme of Works**

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**Recommendation**

**That the report be received for information.**

**BULLER DISTRICT COUNCIL**  
**FOR THE MEETING OF 19 AUGUST 2009**

**Report for Agenda Item No 4**

**Prepared by - Gary Murphy**  
**- Chief Executive**

**Matters Under Action**

<b>Date</b>	<b>Agenda Item</b>	<b>Action</b>	<b>Status</b>
October 2005	15 - Ikamatua Boundary Adjustment		In progress
November 2006	11 - Tourism Waste Management Strategy	Strategy endorsed. Final document to be developed.	In progress
	12 - Study of Effects of Climate Change	Discussion with other Coast Councils	In progress
February 2007	16 - Road Stopping Fox River	Notification required	In progress
May 2007	10 - WestReef Services	Letter written to Board about Reefton Depot	In progress
	11 - Abbeyfield Residential Home	Land transfer to be carried out	Subdivision complete. Transfer to be arranged.
	15 - SNAs	Proposed strategy to be followed	Proposed strategy written. Planning underway for consultation trial.
	11 - Umere Road Stopping	Road to be stopped	Completed
July 2007	13 - Bakers Creek Road Stopping	Road to be stopped	Completed
	15 - Flood Mitigation	Initiate more detailed cost estimates	Awaiting action from West Coast Regional Council
	13 - Council Investment Property	Report on options	In progress
April 2008	9 - North Beach Accreted Land	Local purpose reserve to be created. Commercial leases set. Expression of interest sought.	Still awaiting Department of Conservation

<b>Date</b>	<b>Agenda Item</b>	<b>Action</b>	<b>Status</b>
May 2008	12 - Legalisation Denniston Track	Minister of Transport to vest track in Council	Commenced
	13 - Gifting of Land Towards Denniston Heritage Reserve	Land swap sought	In progress
July 2008	12 - Legalisation Beach Road Charleston	Legalisation required	In progress
	13 - Flagstaff Access	Consultation with land owner required	In progress
	16 - Water and Wastewater Services Punakaiki	SCP required after further work	In progress
September 2008	9 - Carters Beach Erosion	Consent granted	Not yet commenced
December 2008	13 - Utopia Road Speed Restriction	Review Brougham Street speed limit	Not yet commenced
February 2009	7 - Closure Unformed Legal Road (Deadmans)	Road to be closed	Not yet commenced
March 2009	16 - Breast Screening Bus	Meeting to be arranged	Meeting likely in August
	10 - Westport Airport Security	Cameras to be installed	Completed
April 2009	7 - Stock Movement Bylaw	Consultation required	Consultation extended
May 2009	6 - Restricted Parking Palmerston Street	Consultation required	Report to Council
	9 - Class 4 Gambling Policy Review	Draft policy to be developed with working group	Consultation started
June 2009	10 - Transfer of Solid Energy Centre and Westport Harbour to Buller Holdings Limited	Working group actions required	In progress
July 2009	6 - Westport Water Supply	Tunnel repair strategic review	In progress

### **Recommendation**

**That the report be received for information.**

**BULLER DISTRICT COUNCIL**  
**FOR THE MEETING OF 19 AUGUST 2009**

**Report for Agenda Item No 5**

**Prepared by - Angela Oosthuizen**  
**- Manager Corporate Services**

**- Dean Phibbs**  
**- Accountant**

**Quarterly Investment Report and Financial Report**

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Attached is a summary of the borrowings and investment position for the month ended June 2009 and financial report for the period ending May 2009.

**Investments**

Investments in the form of term deposits have increased from last month by \$318,157.

**Interest Revenue**

Year to date interest revenue is \$1,469,000 versus a budget to date of \$1,100,000. Council's investment portfolio is currently outperforming the benchmark set to measure performance.

**Borrowings**

Final draw-downs for the Solid Energy Centre have been made. This matches the loans to the level of capital expenditure to date on Council's major capital expenditure projects.

**Recommendation**

**That the report be received for information.**

**BULLER DISTRICT COUNCIL**  
**FOR THE MEETING OF 19 AUGUST 2009**

**Report for Agenda Item No 7**

**Prepared by - Craig Scanlon**  
**- Manager Community and Environment**

**Waiver or Modification Section 67 of the Building Act**

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Waivers approved for the period 3 July 2009 - 5 August 2009.

<b>Building Consent Reference</b>	<b>NZ Building Code (NZBC) Clause or Determination No.</b>	<b>Owner</b>	<b>Site/Location</b>
BC980332	NZBC Clause B2.3	Lihs Incorporated	119 Torea Street, Granity
BC090184	NZBC Clause B1	Ministry of Education	83 Torea Street, Granity (Granity School)
BC970111	NZBC Clause 2.3	J Baker	96 Russell Street, Westport
BC090270	NZBC Clause B1	C Youngson	28 Nikau Heights, Little Wanganui
BC980023	NZBC Clause B2.3	B and L Hateley	Bulls Road, Westport
BC090102	NZBC Clause B1	Buller District Council (Leased by Westport Yacht Club)	Floating basin at end of Queen Street, Westport

**Recommendation**

**That Council note the above waivers granted under delegated authority.**

**BULLER DISTRICT COUNCIL**  
**FOR THE MEETING OF 19 AUGUST 2009**

**Report for Agenda Item No 8**

**Prepared by - Bede Brown**  
**- Property Officer**

**Road Renaming**

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**Purpose of Report**

The purpose of this report is for Council to consider the renaming of the road located at the northern end of Derby Street that runs between the intersection of Coates Street/Shellswell Street and Craddock Drive.

**Background**

Council has been requested to give thought to renaming the northern extension of Derby Street that lies between the corner of Coates Street/Shellswell Street and Craddock Drive.

This particular block is an extension to Derby Street going to the beach that has evolved over the years and apart from two houses does not have official numbers. As the numbering system in Westport runs north to south it makes it impossible to add numbers in without renumbering the entire street.

It is essentially that properties have an actual number and named street address for emergency services and also for legal/delivery purposes. With emergency services 111 call centres now located in major city centres it is imperative that streets/roads have official names and numbers that are recorded.

Recent and proposed future development in this area indicates that now is the time to number and name this block before it becomes a problem.

An attached plan shows the proposed new numbering system for this block. This means that the two properties currently listed as 2 and 2A Derby Street will need to be renumbered as shown and their street name will change. It is not considered practical to renumber the entire length of Derby Street from north to south.

## **Name Suggestions**

In view of the fact that most local residents associate the area of road as an extension of Derby Street Council staff considered the following names.

Lower Derby Street - When we tested this name with some of the service providers we found that some people associate the southern end of town as the lower end.

North Beach Road - An area at Karamea is already known as the North Beach.

Beach Road - Already exists at Charleston.

Derby Street North - As a starting point Council staff suggested this as an option.

Residents and property owners within the seven blocks were written to and asked to comment on this suggestion, of the replies received the following suggestions were made:

- One resident suggested naming the block in recognition of former Mayor O'Dea. Mr O'Dea was approached on 2 August but declined.
- Three residents already residing within the block suggest Beach Drive as their preferred option. Two of these residents are the occupiers of 2 and 2A Derby Street which are the existing properties that renumbering and naming will most affect and they feel that if they have to be renumbered then for ease of official documents etc a new number with a name that is not related to Derby Street will be a better option. It is the view of these three submitters that most residents associate this block as access to the North Beach hence they would like it to be called Beach Drive.
- One property owner agreed with the suggestion North Beach Road.

## **Options**

Two options exist, do nothing or officially name the block.

## **Community Outcomes**

Road names and official numbers are essential for property owners both legal and otherwise to function in their daily lives, they are also essential for emergency services to be able to locate those in need of the particular service.

## **Identification of Relevant Legislation, Council Policy and Plans**

Council has the authority to name roads/streets under section 319a of the Local Act 1974 Amendment Act 2004

## **Assessment of Significance**

This matter is not deemed significant under the Council's Significance Policy.

## **Consultation**

Consultation has taken place with the property owners/residents living within the block.

## **Financial Implications**

There are no significant costs apart from staff time and street signage.

## **Timetable**

Once named it should take several weeks to notify the respective agencies.

## **Recommendation**

**That the block between the intersections of Coates Street/Shellswell Street and Craddock Drive situated at the northern end of Derby Street be officially named Beach Drive.**

**BULLER DISTRICT COUNCIL**  
**FOR THE MEETING OF 19 AUGUST 2009**

**Report for Agenda Item No 6**

**Prepared by - Stephen Griffin**  
**- Manager Operations**

**Stock Movement Bylaw**

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**Purpose of Report**

To extend the consultation period for submissions on the Stock Movement Bylaw.

**Background**

At the 22 April meeting Council confirmed the following resolution -

*“That Council resolves to initiate the process outlined in Section 155 of the Local Government Act 2002 to give public notice of its intention to make a Stock Movements Bylaw for a period of not less than two months. That any submissions received during the consultative process be considered before the Bylaw is made.”*

Since the bylaw was made available for public consultation it has come to our attention that a lot of farmers are on leave at this time of year and as such they have requested consideration be given to extending the consultation period. As the bylaw does not have a commencement date until 1 July 2010 there is room to allow an extension to the time.

The original consultation period closed on 4 August 2009 and it has been extended to 4 October 2009. This is still consistent with the Council resolution.

**Recommendation**

**That the report be received for information.**

**BULLER DISTRICT COUNCIL**  
**FOR THE MEETING OF 19 AUGUST 2009**

**Report for Agenda Item No 9**

**Prepared by - Stephen Griffin**  
**- Manager Operations**

**Punakaiki Water and Sewer Projects Consultation**

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**Purpose of Report**

This report provides the Council with the summary of submissions received on the Tourist Demand Subsidy Scheme (TDSS). The report recommends that the subsidy is not uplifted from the Ministry of Tourism because even with the level of subsidy obtained the community can not afford the local share.

**Background**

The following is a copy of the information provided to the community for their consideration and submissions.

Reasons for the Proposal

The Punakaiki community has problems both with shortage of water from existing sources during summer months and with poor quality caused by colour and microbiological contamination.

The Punakaiki community is dependent on individual septic tanks and package plants for waste water treatment and disposal. Increasing tourist numbers and increasing development pressures are putting these systems at risk. There have been reports of malfunctions and malodours. Tourism at Punakaiki could be compromised without secure and appropriate sanitation facilities.

Thus, the reasons for the proposal are:

- To provide a safe and secure water supply for Punakaiki
- To provide an appropriate and secure waste water treatment and disposal system.

## Background

The TDSS was launched in the 2004 budget with funding of \$11 million to be spread over four years. The rationale was to assist small communities with very small populations and low rating bases to afford the initial capital costs to build infrastructure. The feeling at the time was that New Zealand's international reputation could be at risk if the country failed to deliver high quality visitor destinations.

There was to be consultation on the eligibility criteria but this did not happen because of the need to introduce the scheme quickly. The Ministry of Tourism decided that to ensure that successful applicant was funded to a viable level grants made would be for a minimum of 50% of the eligible costs. The maximum grant would be \$3 million per scheme.

A grant was made available for Council to prepare a preliminary and a final application for funds. The proposal was prepared by a consulting engineering company GHD Ltd with the proposal for sewerage and water treatment and reticulation estimated to cost just over \$13 million. The application was successful with \$3,294,430 inclusive of GST being awarded under TDSS. The population of Punakaiki was considered too small to fund the shortfall of \$10 million. At the time of application the amount or how the funds were to be allocated were not known, there was also a need to provide to the Ministry of Tourism a final application to enable the grant for the design to be paid out.

Council consulted with the residents who agreed that the schemes were unaffordable but the community also recognised that at some stage the replacement of the water supply and provision for sewerage would be a necessity. They did not want the Council to turn down the opportunity for this subsidy until all steps had been exhausted. The Council and the Punakaiki community have been working together since the TDSS was initiated to determine if an economic solution to waste water and water treatment could be found.

Further discussions with the designers reduced the combined cost of the schemes to \$5,015,000 for sewer and \$2,820,000 for water a total of \$7.8 million which was still unaffordable.

The project was then peer reviewed using consultants MWH to see if the reasonably new sewer treatment facility built for the Department of Conservation could be used. The designers of this facility were MWH who were aware that there was some extra capacity. The Department of Conservation agreed to have their system considered as part of this review. The review found that the sewer treatment plant could be extended, and the estimated costs were revised. The sewer project to \$4.275 million and the water project to \$2.621 million which is a combined total \$6.896 million. All these estimates are inclusive of GST.

At the last meeting the community advised that the schemes as presented were too expensive. The community were aware that there were other subsidy schemes that were available that would offer assistance to the residential portion of the schemes. The TDSS was designed around the commercial

sector who provided services for tourists. Council was requested to apply for sewer subsidy from the Sanitary Works Subsidy Scheme (SWSS) and for water reticulation from the Drinking Water Assistance Programme (DWAP). The local community wanted all avenues explored before making a decision.

The Council has now been advised that the application for both of these was successful.

## **Summary of Costs and Subsidies**

### **Sewerage Scheme**

Estimated Cost updated to commence 2010	\$4,100,000
TDSS	\$2,200,000
SWSS	\$ 371,460
Balance to be loan funded	\$1,522,939
Estimated operating costs per annum	\$250,000

### **Estimated Costs to Ratepayers**

Two methods of calculating rates to cover the loans and operating costs have been used. One method is based on trade waste component and this has been estimated based on information collected by the consulting engineers on discharges based on numbers provided. The percentage to be met by residential ratepayers is 12%. The second method is a targeted rate based on capital value of properties this method has the advantage in allowing the Department of Conservation to be rated for the services. They are the largest contributor because they have the highest value land which can be argued is fair because it is the attraction of the National Park that brings the 400,000 plus visitors annually to Punakaiki.

#### Volumetric Method

Commercial properties vary between \$2,200 and \$66,100 per annum and residential properties and residential properties would pay \$970 per annum. All of these figures are inclusive of GST.

#### Targeted Capital Value Method

All properties vary between \$785 to \$141,375 per annum.

## **Proposed Water Supply**

Estimated cost updated to commence 2010	\$2,680,962
TDSS	\$1,088,829
DWAP	\$ 464,851
Balance to be loan funded	\$1,002,029
Estimated operating costs per annum	\$205,000

## **Estimated costs to ratepayers**

Two methods of calculating rates to cover the loans and operating costs have been used. One method is based on trade waste component and this has been estimated based on information collected by the consulting engineers on consumption based on numbers provided. The percentage to be met by residential ratepayers is 28%. The second method is a targeted rate based on capital value of properties this method has the advantage in allowing the Department of Conservation to be rated for the services. As above the department would be the highest contributor under this proposal.

### Trade Waste method

Commercial properties vary between \$1,661 and \$49,800 per annum and residential properties and residential properties would pay \$1025 per annum. All of these figures are inclusive of GST.

### Targeted Capital Value Method

All properties vary between \$313 to \$125,300 per annum.

## **Where to from here**

The Council needs to have direction from the Punakaiki community on what they would like to happen now. There are a number of choices that are available:-

1. The community may consider that the schemes are unaffordable or not required and can advise Council not to proceed any further with the schemes. This option will result in Council not accepting the subsidies available.
2. The Community may consider that the water supply renewal is of higher importance to the sewer reticulation and so advise Council to proceed with the water supply.
3. The Community may consider that the sewer reticulation and sewage treatment is of higher importance to the water supply and so advise Council to proceed with the sewer project.
4. The community may consider that Council should as a last resort try and negotiate a higher subsidy for either the water project or the sewer project to utilise the subsidies that have been made available to enable

at least one scheme to proceed. If unsuccessful this is likely to result in the loss of subsidy as per option one.

Another consideration that the community needs to consider while choosing these options is that the government has signalled through the Health Act that they may be required by law to upgrade the water supply to meet drinking water standards. The present supply only services Harmount Place down to and including the village of Punakaiki. It does not service the area around Dolomite Point or those properties in the vicinity of the Punakaiki River. The present water supply does not have sufficient capacity to extend into this area.

### **Submissions**

There were 31 residential and 13 commercial properties within the proposed reticulated area for sewer and 63 residential and 13 commercial properties in the proposed reticulated area for water.

There were 29 submissions received for the reticulation of the area for sewer and of these 28 were not in favour of proceeding.

There were 29 submissions received for the reticulation of the area for water and of these 28 were not in favour of proceeding.

Fourteen submitters were of the opinion that an upgraded water supply was important to the area and that this should receive 100% funding from the Government because of the imbalance of the 400,000 tourists who come to Punakaiki and the small resident ratepayer population.

Ten submitters were of the view that the existing water supply and or supplies should be upgraded.

### **Options**

The Council have a number of options:

1. Proceed with the proposals as applied for; or
2. Consider one of the proposals either the water or the sewer is of more benefit and proceed with that proposal; or
3. Consider that the proposals are both unaffordable to the community and decide not to proceed with either.
4. Continue to lobby central government for a water supply that meets the drinking water standards that is affordable to the resident/ratepayer population.

### **Community Outcomes**

The provision of a water supply and sewer reticulation that meets the requirements of a healthy community.

### **Identification of Relevant Legislation, Council Policy and Plans**

The provision of both of these services is covered by the Local Government Act and also the Health Act.

### **Assessment of Significance**

This matter is not deemed significant under the Council's Significance Policy.

### **Consultation**

Consultation has been undertaken with the community through a number of public meetings, one on one discussions with individual ratepayers and the special consultative process that Council has just concluded.

### **Financial Implications**

The proposals were outlined in the Long Term Council Community Plan and should any of the proposals proceed the financial implications will be in the 2010/2011 financial year. The increases in rates in the Punakaiki area where the services are targeted are large if the proposals were to proceed under current funding.

### **Resource Implications**

If any of the proposals were to proceed then staff would be required to prepare a brief to engage consulting engineers for specific design and contract supervision. Staff time would also be required as part of contract supervision as the principals representative.

### **Timetable**

The timetable will be dependent on the Council decision.

### **Recommendation**

**That Council consider the submissions received from the ratepayers of this area and that Council not proceed with the provision of a water and sewer supply under the provisions of the Tourist Demand Subsidy Scheme. Council continues to advocate on behalf of the ratepayers of Punakaiki for a safe water supply.**

**BULLER DISTRICT COUNCIL**  
**FOR THE MEETING OF 19 AUGUST 2009**

**Report for Agenda Item No 10**

**Prepared by - Stephen Griffin**  
**- Manager Operations**

**Restricted Parking Palmerston Street**

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**Purpose of Report**

The Council considered a report to restrict parking on Palmerston Street between Rintoul and Wakefield Streets at its meeting held on 28 May 2009. A copy of that report and resolution is attached. Council have undertaken a special consultative procedure to amend the Council's bylaw Traffic NZS 9201:Part 25:2007 and are now required to consider the submissions made.

**Background and Submissions**

The background is covered in the previous report. The consultation was advertised in the Westport News as well as being available on the Council's web site. Prior to the May meeting consultation was undertaken with the owners of property with a street frontage on to the area of Palmerston Street to be included in the parking restriction.

The only submission received during the recent consultation was from a number of property owners in Wakefield Street.

These property owners object on the basis that in their opinion the effect of parking restrictions in Palmerston Street will be to put added pressure on Wakefield Street. This pressure will be more of an issue when the Court is sitting.

Observations undertaken during the consultation period appear to support the submission from the Wakefield Street businesses. Parking during business hours is already at a premium in Wakefield Street while there have been more opportunity on Palmerston Street.

The issues first raised by the owners of the Whanake Gallery was for parking restrictions to allow a regular turnover of parks and as a result increased opportunity for a vacant park to support their business. Similar approaches have been made by the owners of the New World Supermarket.

A compromise could be to remove some areas of no parking that are still in this block which probably go back to when there were service stations located in this block with drive through facilities and put in short term parking outside

the gallery and the New World Supermarket entrance. A plan of this proposal is attached for Council's consideration.

### **Options**

The options are to restrict the parking in Palmerston Street, to keep the status quo of no restrictions or to consider a compromise of only restricting areas in front of the New World Supermarket and Whanake Gallery.

### **Community Outcomes**

Parking and traffic management meet both safety and economic community outcomes.

### **Identification of Relevant Legislation, Council Policy and Plans**

The Council has delegated authority from the New Zealand Transport Agency to consider parking restrictions on the State Highway in accordance with the Council's bylaw on Traffic NZS 9201: Part 25: 2007. In accordance with this bylaw any road in which parking restrictions are to be applied need to be amended in accordance with the provisions of the Local Government Act 2002.

### **Assessment of Significance**

This matter is not deemed significant under the Council's Significance Policy.

### **Consultation**

Consultation has been undertaken with all property owners adjoining the section of Palmerston Street under consideration. A feedback form was provided and six of the property owners have taken part in the consultation. Further consultation has now been undertaken using the special consultative procedures of the Local Government Act 2002.

### **Financial Implications**

The only financial considerations are the provision of road marking, parking restriction signs and posts and this will be undertaken as part of the traffic service component of the land transport budget.

### **Recommendation**

**That Council consider the submissions received.**

**BULLER DISTRICT COUNCIL**  
**FOR THE MEETING OF 19 AUGUST 2009**

**Report for Agenda Item No 11**

**Prepared by - Angela Oosthuizen**  
**- Manager Corporate Services**

**WestReef Services Limited - Statement of Intent**

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Council is required to adopt the Statement of Intent for Buller Holdings Limited on or before 30 June each year.

**Recommendation**

**That Council adopt the Buller Holdings Limited Statement of Intent for the year ending 30 June 2010.**

**BULLER DISTRICT COUNCIL**  
**FOR THE MEETING OF 19 AUGUST 2009**

**Report for Agenda Item No 12**

**Prepared by - Gary Murphy**  
**- Chief Executive**

**Correspondence Received**

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- 1. Hon Simon Power**  
Terry Brothers Rating Sale
- 2. Inangahua Community Board**  
Water Supplies
- 3. Remuneration Authority**  
Local Government Elected Members Determination
- 4. Karamea Historical Society**  
Letter of Thanks

**BULLER DISTRICT COUNCIL**  
**FOR THE MEETING OF 19 AUGUST 2009**

**Report for Agenda Item No 13**

**Prepared by - Gary Murphy**  
**- Chief Executive**

**Documents for Consent and Seal**

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Documents for consent and seal are scheduled hereunder:

Easement

Ministry Education

Contract

Buller District Council and Avery Bros

Lease

Buller District Council and Mawhera Incorporation

Stock Underpass

Buller District Council and Ernsbrooke Stud Limited

**Recommendation**

**That the transactions be approved and the fixing of the Common Seal under authorised signatories on the appropriate documents be ratified.**

**BULLER DISTRICT COUNCIL**  
**FOR THE MEETING OF 19 AUGUST 2009**

**Report for Agenda Item No 14**

**Prepared by - Gary Murphy**  
**- Chief Executive**

**Public Forum Response**

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**Recommendation**

**That Council decide what if any response will be given to those persons making a presentation at the public forum.**

**BULLER DISTRICT COUNCIL**  
**FOR THE MEETING OF 19 AUGUST 2009**

**Report for Agenda Item No 15**

**Prepared by - Gary Murphy**  
**- Chief Executive**

**Publications Received**

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Buller Promotion Association Agenda - 21 July 2009

**BULLER DISTRICT COUNCIL**  
**FOR THE MEETING OF 19 AUGUST 2009**

**Report for Agenda Item No 16**

**Prepared by - Gary Murphy**  
**- Chief Executive**

**Public Excluded**

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Section 48, Local Government Official Information and Meetings Act 1987.

**Recommendation:**

<b>Item No</b>	<b>Minutes/Report of:</b>	<b>General Subject</b>	<b>Reason for Passing Resolution Section 7 LGOIMA 1987</b>
<b>1</b>	<b>Property Officer - Bede Brown</b>	<b>Property Lease</b>	<b>Section 7(2)(j) - Enable the local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</b>
<b>2</b>	<b>John Rodger - Rates Officer Alison Cordery - Assistant Accountant</b>	<b>Debt Recovery</b>	<b>Section 7(2)(j) - Enable the local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</b>
<b>3</b>	<b>Pat McManus - His Worship the Mayor</b>	<b>Possible Sale of Building</b>	<b>Section 7(2)(j) - Enable the local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</b>