

**A Meeting of the Commercial Economic Development Committee will be held as follows:**

**Date:** Monday 17 June 2024

**Time:** To commence at the conclusion of the Operations & Capital Programme Delivery Subcommittee Meeting

**Venue:** Council Chambers, 105 Tainui Street, Greymouth

Paul Pretorius  
Acting Chief Executive

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# AGENDA

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**Members:**

Chair: Anton Becker  
Deputy Chair: Mayor Tania Gibson  
Members: Councillor Allan Gibson  
Councillor John Canning  
Councillor Peter Davy  
Councillor Tim Mora

*(Quorum 3 members)*

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*The information in this document is provided to facilitate good competent decisions by Council and does in no way reflect the views of Council. Reports and recommendations contained in this agenda are not to be considered as Council policy until adopted.*

## TERMS OF REFERENCE

Type of Committee	Council Committee
Subordinate to:	Council
Subordinate Committee	None
Legislative Basis	Committee constituted by Council as per Schedule 7, Section 30 (1) (A) Local Government Act 2002. Committee delegated by powers by the Council as per Schedule 7 (Section 32) of the Local Government Act)
Membership	Independent Chair The Mayor (Deputy Chair) Three Councillors (3)
Quorum	Three members (3)
Chair	The Chair will be an independent appointment.
Meeting frequency	The Commercial and Economic Development Committee will meet on a quarterly basis or as required.
Terms of Reference	<p>The purpose of the Commercial and Economic Development Committee is to provide governance and oversight in the management of Council's commercial activities including its investments, real estate, Airport, tourism promotion and economic development and Port of Greymouth.</p> <ul style="list-style-type: none"> <li>• Ensure that operational strategies, capital works programmes and activity management plans for Council's commercial, tourism and economic development portfolio as a whole support appropriate returns on investment after balancing risks, commercial return, community outcomes and community well-being.</li> <li>• Monitor and improve the performance of Council's commercial, tourism and economic development portfolio, including identifying further opportunities to increase the portfolio.</li> <li>• Receive and consider reports on strategies, and investments along with the identification and mitigation of financial and operational risk.</li> <li>• Make recommendations to the Council on new investments, disposals, business opportunities and other matters in relation to the commercial portfolio.</li> </ul>

	<ul style="list-style-type: none"> <li>• The Scope of this Committee includes:</li> <li>• Commercial investments.</li> <li>• Property managed on a commercial basis.</li> <li>• Greymouth Airport.</li> <li>• Tourism promotion.</li> <li>• Economic development support.</li> <li>• The Port of Greymouth.</li> </ul>
Limits to Delegation.	<p>Matters that cannot be delegated by the Council include:</p> <ul style="list-style-type: none"> <li>• The power to make a rate.</li> <li>• The power to make a bylaw.</li> <li>• The power to borrow money, or purchase or dispose of assets, other than in accordance with the long term plan.</li> <li>• The power to adopt a long term plan, annual plan, annual report or strategic plan.</li> <li>• The power to appoint a Chief Executive.</li> <li>• The power to adopt policies required to be adopted and consulted on under this Act in association with the long term plan or developed for the purpose of the local governance statement.</li> <li>• The power to adopt a remuneration and employment policy.</li> </ul>

# **SUB-COMMITTEE IN OPEN MEETING**

## **GENERAL BUSINESS AND TABLED ITEMS**

Items not on the agenda for the meeting require a resolution under section 46A of the Local Government Official Information and Meetings Act 1987 stating the reasons why the item was not on the agenda and why it cannot be dealt with at a subsequent meeting on the basis of a full agenda item. It is important to note that late items can only be dealt with when special circumstances exist and not as a means of avoiding or frustrating the requirements in the Act relating to notice, agendas, agenda format and content.

## **LOCAL AUTHORITIES (MEMBERS' INTERESTS) ACT 1968**

Sub-Committee members are reminded that if he/she has a direct or indirect interest in any item on the agenda be it pecuniary or on grounds of bias and predetermination, then he/she must declare this interest and refrain from discussing or voting on this item.

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## **1 APOLOGIES AND DECLARATIONS OF INTEREST**

### **1.1 APOLOGIES**

Nil

### **1.2 UPDATES TO THE INTERESTS REGISTER**

Sub-Committee members to please advise if there are any changes to be made to the current Interests Register.

### **1.3 IDENTIFY ANY CONFLICTS OF INTERESTS IN THE AGENDA**

Notification from committee members of:

- 1.3.1 Any interests that may create a conflict with their role as a committee member relating to the items of business for this meeting (prior to taking part in the deliberation of a particular item); and
- 1.3.2 Any interests in items in which they have a direct or indirect pecuniary interest as provided for in the Local Authorities (Members' Interests) Act 1968.

### **1.4 NOTIFICATION OF LATE ITEMS**

Where an item is not on the agenda for a meeting, that item may be dealt with at that meeting if:

- 1.4.1 The Committee by resolution so decides; and
- 1.4.2 The Chairperson explains at the meeting at a time when it is open to the public the reason why the item is not on the agenda, and the reason why the discussion of the item cannot be delayed until a subsequent meeting.

## **2 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS**

### **2.1 CONFIRMATION OF THE COMMERCIAL ECONOMIC DEVELOPMENT COMMITTEE HELD ON 13 SEPTEMBER 2023**

#### **SUGGESTED RECOMMENDATION**

That the minutes of the Commercial Economic Development Committee held on 13 September 2023 be confirmed as true and correct.

**MINUTES OF THE COMMERCIAL ECONOMIC DEVELOPMENT COMMITTEE OF THE GREY DISTRICT COUNCIL**

Held in Council Chambers, 105 Tainui Street, Greymouth  
on Wednesday 13 September 2023 commencing at 3.30 pm

- PRESENT:** Mr Anton Becker (Chair)  
Mayor Tania Gibson (Deputy Chair), Councillor Allan Gibson, Councillor John Canning, Councillor Peter Davy, Councillor Tim Mora
- IN ATTENDANCE:** Paul Morris (Chief Executive), Aaron Haymes (Group Manager Operations), Gerhard Roux (Group Manager Support), PJ Smith (ICT Senior System Administrator), Trish Jellyman (Democracy Advisor)

## **1 APOLOGIES AND DECLARATIONS OF INTEREST**

### **1.1 APOLOGIES**

There were no apologies.

### **1.2 UPDATES TO THE INTERESTS REGISTER**

There were no updates to the Interest Register.

### **1.3 IDENTIFY ANY CONFLICTS OF INTERESTS IN THE AGENDA**

Cr Gibson declared an interest in item 3.2 Lake Brunner Motor Camp - New Lease as he is a leaseholder of Grey District land for buildings. It was later agreed that as Cr Gibson did not have a pecuniary interest he therefore did not need to declare an interest.

### **1.4 NOTIFICATION OF LATE ITEMS**

There were no late items.

## **2 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS**

### **2.1 CONFIRMATION OF THE COMMERCIAL ECONOMIC DEVELOPMENT COMMITTEE HELD ON 22 JUNE 2023**

**COMMITTEE RESOLUTION** CEDCC 23/09/006

**Moved:** Mayor Tania Gibson

**Seconded:** Cr John Canning

That the minutes of the Commercial Economic Development Committee held on 22 June 2023 be confirmed as true and correct.

**Carried Unanimously**



### 3 IN COMMITTEE ITEMS

#### COMMITTEE RESOLUTION CEDCC 23/09/007

**Moved:** Mr Anton Becker

**Seconded:** Mayor Tania Gibson

That the Commercial Economic Development Committee the Commercial Economic Development Committee resolves to exclude the public on the grounds contained in Section 48(1) of the Local Government Official Information and Meetings Act:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
3.1 - CONFIRMATION OF IN COMMITTEE MINUTES OF COMMERCIAL ECONOMIC DEVELOPMENT COMMITTEE HELD ON 22 JUNE 2023	s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
3.2 - LAKE BRUNNER MOTOR CAMP - NEW LEASE	s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information  s7(2)(c)(ii) - the withholding of the information is necessary to protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the information would be likely otherwise to damage the public interest  s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7

	<p>s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</p>	
<p><b>3.3 - GUIDELINES FOR THE DISPOSAL OF COUNCIL OWNED LAND</b></p>	<p>s7(2)(f)(i) - free and frank expression of opinions by or between or to members or officers or employees of any local authority</p> <p>s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities</p> <p>s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</p>	<p>s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7</p>

Carried Unanimously

**4 SUB-COMMITTEE RESUME IN OPEN MEETING**

**CLOSURE OR RATIFICATION OF DECISIONS IN OPEN MEETING.**

The meeting concluded at 4.55 pm .

Confirmed

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A Becker

Chairperson

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Date

### 3 IN COMMITTEE ITEMS

#### COUNCIL IN-COMMITTEE

That the public is excluded from this part of the meeting in relation to:

#### Agenda items 3.1 & 3.2

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 are as follows:

#### OFFICER RECOMMENDATION

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
<p><b>3.1 - CONFIRMATION OF IN COMMITTEE MINUTES OF COMMERCIAL ECONOMIC DEVELOPMENT COMMITTEE HELD ON 13 SEPTEMBER 2023</b></p>	<p>s7(2)(c)(ii) - the withholding of the information is necessary to protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the information would be likely otherwise to damage the public interest</p> <p>s7(2)(f)(i) - DO NOT USE free and frank expression of opinions by or between or to members or officers or employees of any local authority DO NOT USE</p> <p>s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities</p> <p>s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</p>	<p>s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7</p>

<b>3.2 - PROPOSED LEASE OF HARBOUR LAND (KOROMIKO BLOCK)</b>	s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities  s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
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## **4 SUB-COMMITTEE RESUMES IN OPEN MEETING**

### **CLOSURE OR RATIFICATION OF DECISIONS IN OPEN MEETING**