



Notice is given of an Assets and Services Committee Meeting to be held on:

Date: Tuesday, 22 November 2016
Time: Following the Mackenzie Forestry Board meeting
Location: Council Chambers
Fairlie

AGENDA

Assets and Services Committee Meeting

22 November 2016

Wayne Barnett
Chief Executive Officer

Assets and Services Committee Membership:

The purpose of local government:

(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.

(Local Government Act 2002)

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1 OPENING

2 APOLOGIES

3 DECLARATIONS OF INTEREST

4 CONFIRM MINUTES

Ordinary Meeting - 30 August 2016

5 VISITORS

6 REPORTS

6.1 ASSET AND SERVICES COMMITTEE MEETING MINUTES 30 AUGUST 2016

File Reference: N/A

Authoriser: Wayne Barnett, Chief Executive Officer

Attachments: 1. Asset and Services Committee Meeting Minutes 30 August 2016.

PURPOSE OF REPORT

That the minutes of the meeting of the Asset and Services Committee held on 30 August 2016 be confirmed as a true and accurate record of the meeting.

STAFF RECOMMENDATIONS

1. That the report be received.
2. That the minutes of the meeting of the Asset and Services Committee held on 30 August 2016 be confirmed as a true and accurate record of the meeting.

WAYNE BARNETT

CHIEF EXECUTIVE OFFICER

MACKENZIE DISTRICT COUNCIL

MINUTES OF A MEETING OF THE ASSET AND SERVICES COMMITTEE HELD IN THE COUNCIL CHAMBERS, FAIRLIE, ON TUESDAY 30 AUGUST, 2016, AT 9:44AM

PRESENT:

Claire Barlow (Mayor)
Cr James Leslie (Chair)
Cr Graham Smith
Cr Murray Cox
Cr Russell Armstrong
Cr Noel Jackson
Cr Evan Williams

IN ATTENDANCE:

Wayne Barnett, Chief Executive Officer
Bernie Haar, Asset Manager
Garth Nixon, Community Facilities Manager
Angie Taylor, Solid Waste Manager
Geoff Horler, Utilities Manager
Keri-Ann Little, Committee Secretary
Daisy Hudson, Timaru Herald
Anne Munro, Council Candidate

APOLOGIES:

There were no apologies.

DECLARATIONS OF INTEREST:

There were no declarations of interest.

MINUTES:

Resolved that the minutes of the meeting of the Asset and Services Committee held on 19 July 2016 be adopted and confirmed as a correct record, including such parts that were taken with the public excluded.

Cr Williams/ Cr Smith

REPORTS:

1. ASSET MANAGERS REPORT:

The purpose of this report from the Asset Manager was to update the Committee on the progress on various projects and also the normal operation of the department for the past month.

Mr Horler spoke to the utilities report. He highlighted project updates and provided a budget breakdown.

Mr Horler thanked the Council for their foresight with the continued chlorination of the Twizel water supply.

Mr Horler thanked Cr Smith for his input regarding the Albury Water noncompliance issues. He was happy to report this problem was now resolved.

Mr Haar spoke to the Roothing report highlighting the proposed road closures.

Cr Smith asked if the road users are aware that if any damage caused will be required to be fixed and paid for by the users.

Mr Haar confirmed that anything in regards to damage to roads must be repaired.

The Mayor suggested angle parking for Riddle Street.

Mr Haar reported Council had received acceptance of a verbal offer regarding the Roothing Manager vacancy.

Ms Taylor provided the Committee with an update regarding Solid Waste.

Resolved:

1. That the report be received.

Mayor/ Cr Cox

2. That the Asset Manager be delegated to consider any submissions received on the proposed road closures to allow both the Mackenzie Car Club and the Silver Fern Rally to run their respective events.

Mayor/ Cr Smith

The Mayor thanked for Asset Team for their reporting and thanked Cr Leslie for chairing the meetings.

The Chair thanked the Asset department for their last report to Council.

Mr Haar said he wanted to highlight the work the Council had completed, including collaborating budgets and upgrades. He added the Council had been a pleasure to work with.

2. MID-SOUTH CANTERBURY ROADING COLLABORATION:

The purpose of this report from the Chief Executive Officer was to seek approval to enter into an extended Memorandum of Understanding for collaboration on Roothing matters between Ashburton District Council, Mackenzie District Council, Timaru District Council and Waimate District Council.

Mr Barnett added this is a continuation with the relationship with the other three Councils and a continuation of a positive relationship. He said he thinks the relationship is positive and the benefit of the collaboration is growing. Mr Barnett noted a two year agreement is appropriate.

Cr Leslie noted the collaboration had worked very well.

Cr Smith said Council had to be flexible and all three Council's must remain focused.

The Mayor thanked staff for being so committed to the collaboration.

Resolved:

1. That the report be received.

Cr Williams/ Cr Cox

2. That the Chief Executive Officer be authorised to sign the Mid-South Canterbury Rooding Collaboration Memorandum of Understanding for a further two years on behalf of Mackenzie District Council.

Mayor/ Cr Smith

3. SOUTH CANTERBURY SPACES AND PLACES PLAN:

The purpose of this report from Mr Nixon was to follow up on Council's agreement to participate in the South Canterbury Spaces and Places Plan and to present and approve the project brief. Also to nominate a Council representative to the Steering Group and advise of staff representative to the Project Control Group.

Cr Smith said this maybe best left until after the elections to confirm elected members.

Resolved:

1. That the report be received.
2. That Council nominate a representative to sit on the Steering Group.
3. Project Steering Group has the mandate to make minor amendments to the Project Brief including the assessment criteria as required for the delivery of the project.
4. That the Spaces and Places Plan including the project brief and the criteria for assessment of priority projects be adopted for use in the Spaces and Places Plan.
5. That Council note the Community Facilities Manager, Garth Nixon will be the Council's representative on the Project.

Cr Cox/ Mayor

Mayor/ Cr Armstrong

The Mayor nominated Cr Leslie and Cr Smith seconded the nomination.

Cr Leslie was appointed as the Council representative.

4. TWIZEL EARLY LEARNING CENTRE REQUEST FOR LAND:

The purpose of this report from the Mr Nixon was for the Committee to consider the request from the Twizel Early Learning Centre to use REC A Zoned land on Glen Lyon Road, Twizel to build the new Twizel Early Learning Centre.

Mr Nixon spoke to the report.

The Mayor asked if the consultative process be included within the District Plan Review. Mr Barnett said he will enquire with Staff concerned.

Cr Williams asked what security would be given to the TELC.

Mr Nixon replied Council is providing a mechanism to use the land and had not discussed land security.

Cr Leslie said the TELC need to continue with raising funds and apply for funding and are finding this difficult without a site secured.

Cr Smith said leasing the land is a good option. He said Council could assist to gain consent for the land.

The Mayor asked if this goes ahead and through a public consultative process are there other properties that could go through with this land to assist with costs.

Resolved:

1. That the report be received.
Cr Armstrong/ Cr Williams
2. Council should approve of the use of this land to establish a new TELC.
3. That the intention to use this land through a lease and be included in any interim special consultative procedure.
4. That the TELC meet all costs associated with the servicing lease and subdivision.
5. That the final lease be on a peppercorn basis.
Mayor/ Cr Williams

PUBLIC EXCLUDED RESOLUTION:

Resolve that the public be excluded from the following part of the proceedings of this meeting namely:

1. Previous Minutes

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
Previous Minutes	Commercial Sensitivity	48(1)(a)(i)

This resolution is made in reliance on Section 48(1)(a)(i) 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 the relevant part of the proceedings of the meeting in public are as follows: *Previous Minutes 7(2)(b)(ii)*.

Cr Jackson/ Cr Cox

**THERE BEING NO FURTHER BUSINESS THE
CHAIRMAN DECLARED THE MEETING CLOSED AT 10:31pm**

CHAIRMAN: _____

DATE: _____

6.2 ASSET MANAGER'S MONTHLY REPORT**File Reference:** WAS 1/1**Authoriser:** Bernie Haar, Asset Manager**Attachments:** Nil**PURPOSE OF REPORT**

To update the Assets and Services Committee on the progress on various projects and also the normal operation of the department for the past month.

STAFF RECOMMENDATIONS

1. That the report be received.

BACKGROUND**UTILITIES****Project Updates****Twizel Water Upgrade**

The installation of an under-ground power cable so the submersible river pump can run off the generator at the treatment building is required. This is planned to take place in the next financial year. Also the first of the intake well heads will have the power controls upgraded.

Twizel Water Main Replacement

Tender documents have been prepared for the next stage of AC water main replacement in Tekapo and Godley Streets, Twizel

Twizel Waste Water Disposal Upgrade

There has been some movement on this project since the last report but it has not been firmed up as yet.

We have started looking at ways we can get power in to the ponds area to allow the installation of the mille-screen to remove rags and other solid items along with a more accurate inflow metering system using ultra Sonic's.

Tekapo Waste Water

Lakeside Drive Pump Station had one of its pumps fail. This was the old one of the two and has been sent away for repair. It is looking like it won't be worth repairing and will mean that replacement will have to be brought even though this is not budgeted for. We have to have two working pumps in this pump station as we can't afford to have a discharge that gets into Lake Tekapo.

Staff met with the BECA team to discuss the progress to date, investigating options for the long term option for the disposal of the sewer pond treated waste water. The investigations have shown that there are a couple of viable options but more detailed investigation is required before we can recommend to Council a preferred solution.

Kimbell – Fairlie Water Main Replacement.

An initial meeting was held recently with Whitestone staff to scope stage 2 of the Fairlie trunk water main replacement. The estimated cost to carry out this work is approximately \$310,000. Once agreement on the price has been reached, Whitestone will get underway to complete the work as soon as possible.

The water main replacement in Gray Street is progressing with minimal disruption to the consumers. Pipe bursting techniques were used and once again were very successful. This work will be completed before the end of November.

Fairlie Intake Investigation

This has been progressing well over the last year. Data to date looks promising.

Fairlie Sewer Pond

The aerator at the Fairlie sewer pond has had a number of break downs over the last 18 months. This is due to it running 24 hours a day and parts are starting to wear out. The cost of repairing is becoming uneconomical. Staff are looking at viable replacement options. The aerator is required to keep the ponds in good health.

Budget Breakdown

Water: End of October the Operation and Maintenance expenditure. Electricity cost of \$41,907 is over budget by \$7,147 for the year. This will due to getting a more accurate cost of the treatment plant in Twizel. Contractors cost of \$129,145 is over budget by \$55,841, this is due to an increased number of breakage and leak repairs required. Water quality monitoring of \$8,610 is over budget by \$14. Consent monitoring cost of \$1591 is over budget by \$259.

Wastewater: End of October the Operation and Maintenance expenditure. Electricity cost of \$8,073 is under budget by \$1,191. Contractor cost of \$54,194 is over budget by \$17,542. This was due to sewer blockages and a fat issues with at the Domain pump stations in Tekapo, which needed to have specialist contractors come to deal with the problem. Consent monitoring of \$2,555 is under budget by \$2,445.

Storm water: End of October the Operation and Maintenance expenditure. Contractor cost of \$8,751 is over budget by \$1,419. This is due to the work done on Railway St in the Reserve. Consent monitoring of \$1,537 is under budget by \$631.

Allandale: End of October the Operation Budget for contractors of \$22,249 is over budget by \$6,653. Due to a number of breaks and the time to find them. Electricity cost of \$214 is over budget by \$6. Water quality monitoring is \$1,585 is over budget by \$477. Spur Road pump shed electricity of \$2,015 is over budget by \$531.

ROADING

Unsealed maintenance and metaling

The unsealed metalling programme is in full swing at the moment with metalling courses being applied to various roads in the district. A number of roads in the Albury area are now complete. The contractor is currently working on roads in the Fairlie area heading toward Lochaber. The Crushing Plant is currently at Dry Creek and will then head to the Mackenzie Basin to crush metal at Haldon, Lilybank, Braemar, Godley Peaks, Ohau A and then Glen Lyon. The photo shows the condition of Spur Road after the recent wet weather. Trucks have been getting stuck on the surface and have to be towed over the top of the hill.



Resurfacing

Pre seal repairs are currently being carried out in the district. Twizel and the Albury/Cave area have been targeted first. The resurfacing contractor Downer are in the second year of the combined reseal contract with Timaru and Waimate. The plan is for Downer to begin resurfacing in the district early 2017.

Two Cul-de-sac heads in Tekapo and one in Fairlie are to be resurfaced with asphalt this season due to chip seal struggling to handle the demands of the turning stresses. Asphalt is the best treatment for the whole of life cost in this scenario as it can handle these stresses and should significantly reduce the defects caused in the surfacing over its life. In line with council policy all new cul-de-sac heads are required to be surfaced in asphalt. The current areas in the programme were constructed before the policy was adopted.

Car Parking

Temporary car parking has been established in Tekapo to deal with parking congestion over the summer months. These carparks are at the end of Simpson's Lane, in front of the Tekapo Tavern and on Lot 5 of the new Tekapo Development. Sight rails are to be established to provide some guidance for parking in these areas. Parking signage has also been installed to guide public into these new car park sites.

Minor Improvement Projects

Minor improvement works are in the planning/ design phase for the year with bridge replacements on Fox Peak, Fairlie and Fraser Road, Albury.

Other minor improvement contracts works to be completed over the coming months and into the New Year are:

The Lakeside Drive, Tekapo timber faced guardrail where there have been hold ups due to the amount of underground services in the shoulder of the road. These works are currently programmed to be completed by Christmas.

A stock water race is to be removed from the roading corridor on Clayton Road, Fairlie (near Hamilton Road) onto the adjacent land owner's property which has been agreed to. This is to improve the safety of the road by providing a shoulder as a clear run off zone.

A seal extension is programmed for 900 metres of Old Glen Lyon Road. This will seal the road past the development on Boundary Terrace. The aim is to deal with the growth in the area and limit the dust nuisance on the properties. The works involve preparing, grading and compacting the existing unsealed surface then constructing a single coat chip seal over the job. Whitestone contracting will be undertaking this work in the near future as a variation to their maintenance contract.

Footpath Resurfacing

Footpath rating has just been completed by Whitestone for the entire footpath network in the Mackenzie District. This data provides us with up to date condition data for the asset and identifies the areas for replacement. The data will enable the footpath assets of greatest need to be dealt with first and allow for prioritisation so that best for network decisions can be made. Planning works will be completed prior to Christmas ready for footpath resurfacing works to be completed early in the New Year.

Miscellaneous Works

The private logging works have begun at the top end of Glen Lyon Rd, Twizel. Signage and a gate has been erected at the start of the gravel section by the Lake Oahu boat ramp. The sign will be rotated and the gate closed while logging works are in progress. The gate is fitted with reflective stop signs and an advanced warning sign has also been installed where there isn't clear sight distance to the gate. There is a temporary 30km/h speed limit around the narrow, winding section of the bluff. The remainder of the road is posted at normal operating speed. All known affected parties have been contacted ether by phone, email or written media. New special signs have been erected by the gate to provide further information.



A routine patrol drainage inspection has identified some culverts and a cattle stop in need of replacement on the network. These are currently programmed for that replacement.

Environmental Maintenance

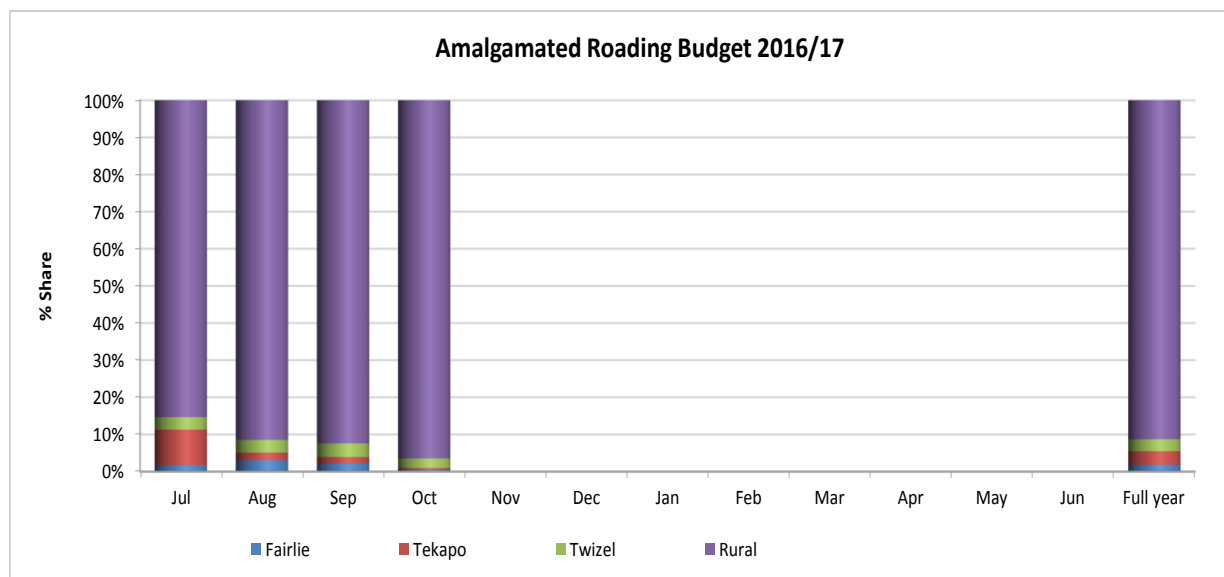
There was a minor snow event in Tekapo and the surrounding area in October that required clearance around the business area footpaths.

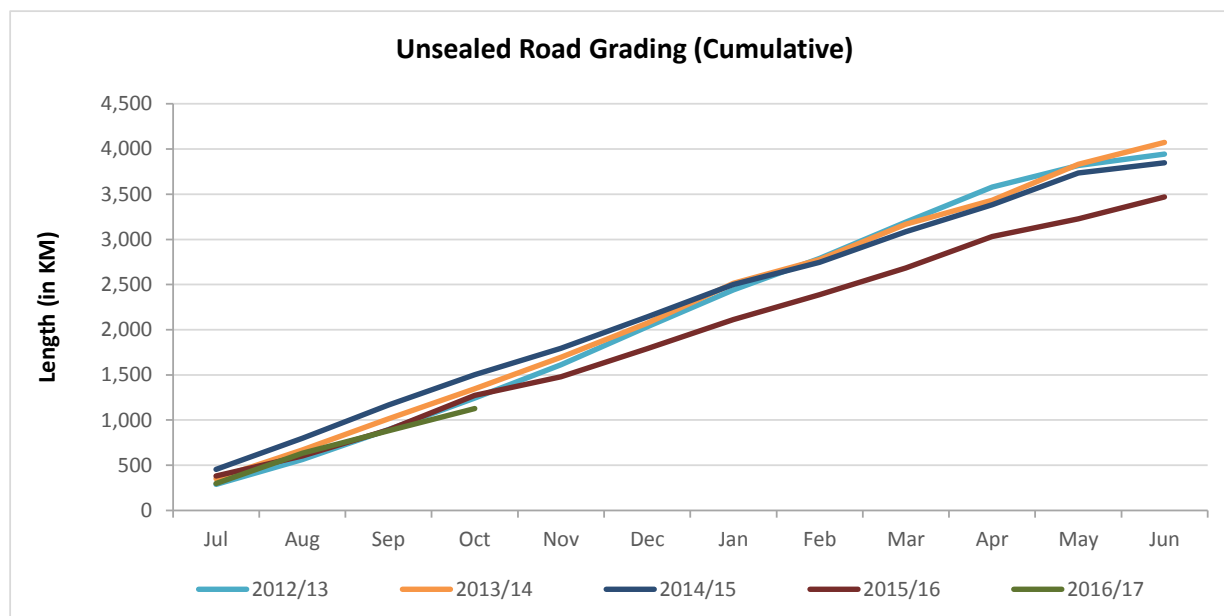
Spraying of spring growth has begun within the district. There has been a number of wilding pines appearing this season along our high country roads. These are currently programmed for spraying.

Collaboration

With the success of the Mid- South Canterbury roading collaboration (Timaru, Ashburton, Mackenzie & Waimate District) and the profile it has generated, consideration has been given to developing a unique brand for the group. Several ideas have been considered with the preferred brand to be Aoraki Roding Collaboration (A.R.C). If this is confirmed then the collaboration brand will be used in all documentation going forward.

Within the collaboration, benchmarking of our assets is in the trial phase beginning with grading assessments for the One Network Road Classification (ONRC). We are also collaborating with our Activity Management Plan for cost sharing given our networks are all very similar and we all have similar issues and risks.





ACTIVITY MANAGEMENT PLANS AND 30-YEAR INFRASTRUCTURE PLAN

Work has begun on updating these plans. This time there is a higher level of detail required to complete them than previous. The Transportation plan is worked through collaboratively with the ARC team as there a number of commonalities in the process that will should streamline it.

As previously advised, we have engaged a consultant to help us with updating the Water Supply, Sewerage and Stormwater AMPs as there is just too much work to be completed by our small team, especially with the recent staff changes.

There has been no work to date in updating the 30-Year Infrastructure Plan

SOLID WASTE

As a brief introduction, solid waste services, including the kerbside wheelie bin collection and the three Resource Recovery Parks, are contracted to Envirowaste Services, also known as EnviroNZ. Envirowaste holds a 10-year contract running through until October 2021. In addition to the recovery parks in Tekapo, Twizel and Fairlie, the Council also provides clean fill sites in the three towns for materials such as rock and concrete.

Education

The Council plays a role in promoting waste education, with a focus on avoiding and minimising waste. Council supports a number of environmentally focused school based programmes including Enviroschools, which works with schools to promote sustainable values and Paper 4 Trees, which has a recycling focus. Council is also currently supporting the Love Food Hate Waste campaign that aims to reduce food waste.

Other education projects that will be advertised shortly include subsidised home composting systems and waste-free parenting packs including items such as reusable cloth nappies. Both of these projects are aimed at encouraging households to reduce the waste sent to landfill.

Health and Safety

Envirowaste have no recent health and safety incidents to report associated with the Council contract.

Waste Audit

A domestic waste audit was undertaken during September, this involved the collection of a random selection of red wheelie bins from the kerbside that were sorted into various types of waste, eg. food waste, material that could have been recycled, packaging etc. We are currently analysing the data from this audit and will present this in a future report.

The Waste Minimisation Act 2008 requires every territorial authority to review the Council's Waste Management and Minimisation Plan (WMMP) every six years. As a prerequisite to the WMMP review, there is a requirement to undertake a waste assessment to provide a status report of solid waste activities. Information from the September waste audit will feed into this process.

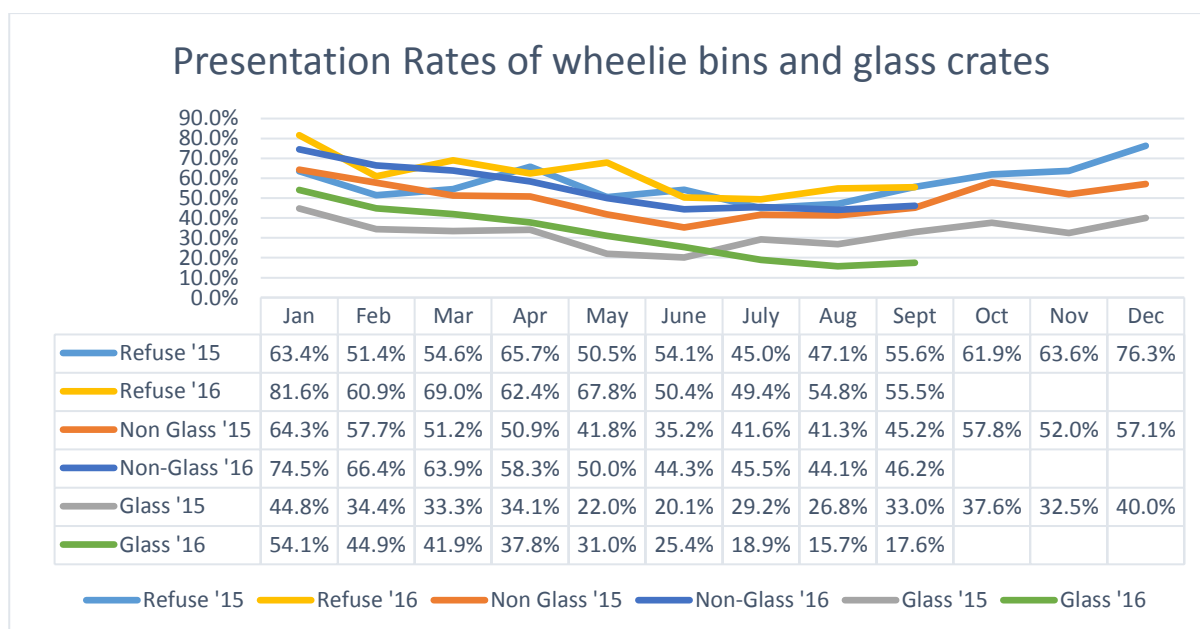
Operational

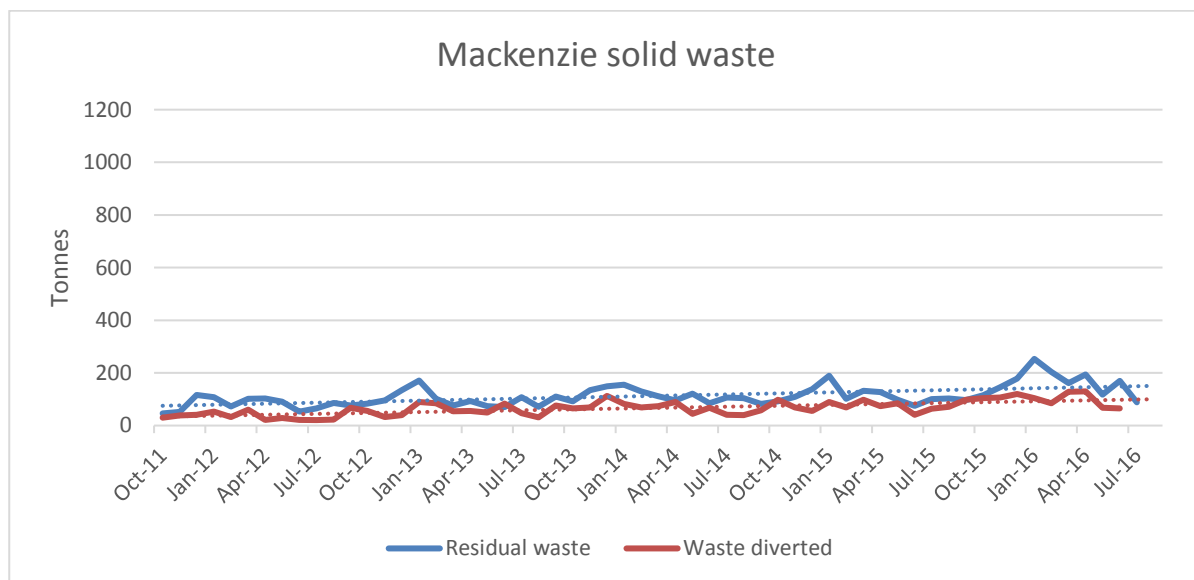
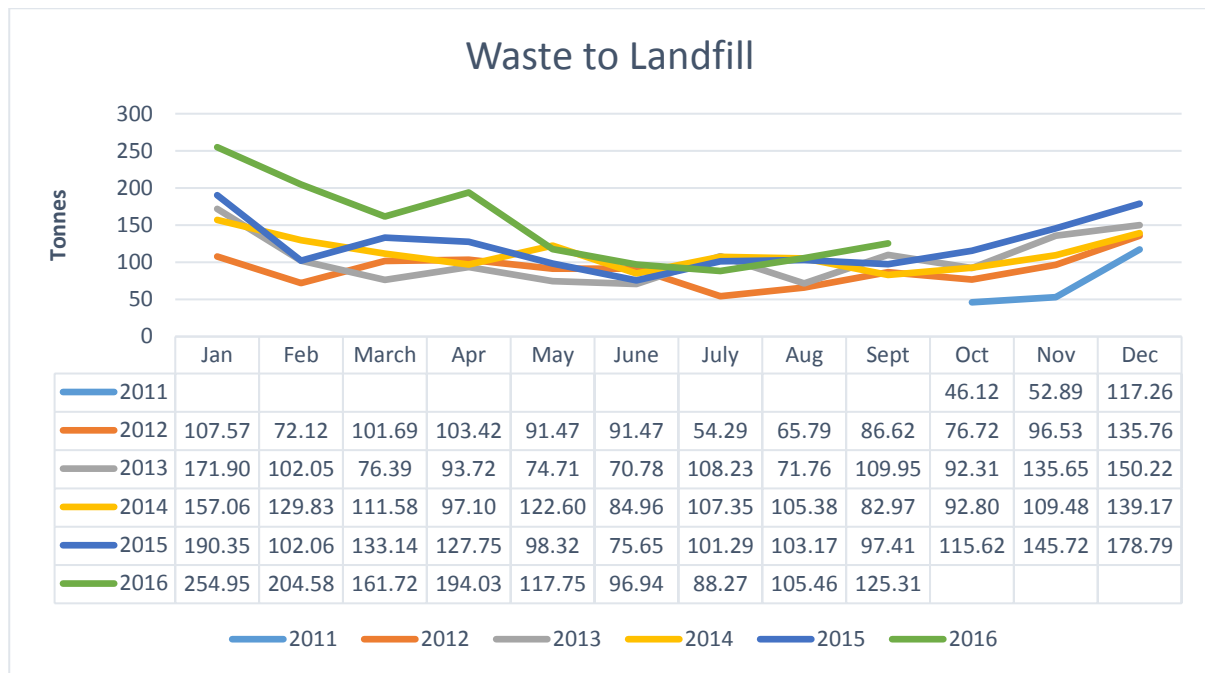
Kerbside Collections over Christmas Period

An additional red wheelie bin collection has been run during the Christmas period in Tekapo for the past three years and for the first time in Twizel last summer. This extra collection is aimed at ensuring holiday home owners and residents have sufficient rubbish collection over this busy period. The extra red bin collection is set to coincide with a yellow bin collection, so residents receive a one off yellow and red bin collection on the same day. This is timed for when people will typically be leaving the district after the Christmas period and avoids full red bins left around the townships. While there are additional costs associated with the extra service, this has been well received and is planned to occur for both Tekapo and Twizel again this year.

Weighbridge

Envirowaste has scheduled to install a weighbridge at the Twizel Resource Recovery Park in the first quarter of 2017.





WAYNE BARNETT
CHIEF EXECUTIVE OFFICER

6.3 COMMUNITY FACILITIES ACTIVITY REPORT

File Reference: WAS 4/8

Authoriser: Garth Nixon, Community Facilities Manager

Attachments: Nil

STAFF RECOMMENDATIONS

That the information be noted.

BACKGROUND

This is the first general Community Facilities Report. The purpose is to keep the Committee up to date on community facilities activities and projects across the District.

Administration Buildings

Work is underway with Architects on design work for the Fairlie Administration building to create space and assist with resolving accommodation issues.

A Portacom has been leased and installed on our lease property and is there to cover accommodation for a temporary project.

Staff are looking at options in Twizel to provide additional space for the Information Centre reception and meeting room space.

Townships

Albury

- Staff are working with a local community group and NZTA in relation to beautification plantings.

Fairlie

- The planting in front of Dobsons has been carried out and is complete.
- Further works to develop the old paint ball site have started.
- 3 shelters on the Village Green have been installed, as well as a power supply located near the Mackenzie soldier statue.
- Replanting opposite Four Square - new gardens and plantings in front of the Council building and community centre has taken place.

Tekapo

- The Tekapo footbridge works are now complete, including stonewall entrances. The Code Compliance Certificate has been received for this. Associated public works include access pathways from the Church of Good Shepherd and further landscaping work with grass and plantings.
- The Domain walkway link – work has been undertaken to protect pedestrian traffic. Further work includes re-sowing of grass on the domain and irrigation.

- The Design viewing corridor, Church of the Good Shepherd and Domain – further design work is planned for viewing corridors and the domain.
- Playground – equipment has been purchased by play area group, and will be installed in the near future.

Twizel

- Twizel Promotions and Development Association plinth – signage for temporary sign in Twizel has been installed and completed at Ruataniwha Road and Ostler Road entrances.
- Playground shade trees have been installed in conjunction with the Cancer Society.
- Large stones – many have been removed and replaced with a reinforcing steel sculpture which is symbolic of the hydro construction days.
- Upgrade of the track to Man-Made Hill – staff are working with Golf Club on walking and lookout options for Manmade Hill.
- 10 new bike stands have been installed in Market Place to support Alps 2 Ocean activity.
- New coloured concrete to replace sand paths in Market Place, to replace lime-chips.
- Three more greenways have been sealed.
- Carpark behind Twizel Events Centre – surfacing is complete and follow up will include the exit onto Mackenzie Drive extension. Staff have had some discussion with the Community Board about sealing.

Public Toilets

Construction and now transport delays have delayed likely delivery of the new Tekapo toilets.

The main toilets are now programmed to arrive on Monday 28th of November and the bridge toilets two weeks later.

Twizel public toilets have been fitted with an additional urinal to provide more user capacity in this facility.

Reserves

Lake Ruataniwha

Two new permanent Norski toilets have been installed at Lake Ruataniwha. These replace the portaloos that were in place over the summer. The Twizel Community Board has expressed a desire for an additional facility at the eastern boat ramp. A portaloos will provide cover for this season.

Lake Wardell

The Lake Wardell toilets are also receiving a cosmetic upgrade.

The permanent toilets are an increased level of service and are in response to requests through the Long Term Plan for better facilities at this location.

Lake Alexandrina

Meetings are still to be held with local user groups to discuss improvements approved by Council during the previous term.

The proposed Lake Alexandrina Management Plan is yet to commence. I am in discussion with DOC and the consultant over the extent of the work. Whilst Council manages the two settlements, it does not manage the Wildlife Reserves. Staff consider it would be more effective to have an all inclusive Management Plan.

Freedom Camping

The new signage is being installed around the district. We have advertised for a new freedom camping warden in Tekapo. Some promising applications have been received.

Alps 2 Ocean

Access agreements and consents for the Hayman Road extension are being initiated. Discussions are continuing with the Alps 2 Ocean group looking at some of the options to provide the other part of the funding. Consideration is being given to fund raising options for the other part of the funding, such as central government funding options and/or trusts.

Whitestone Township Maintenance Contract

Whitestone have engaged a permanent gardener in Fairlie much to the pleasure of the Fairlie Community Board and will be improving the level of service in town. In general the recent rain is putting the contract under pressure with keeping up with lawn mowing.

Swimming Pools

The Fairlie swimming pool is open and running well. Twizel pool has completely new staff who are presently being trained. Staff commissioned a report on the Twizel pool system and it has highlighted a number of issues that need further consideration and management.

CONCLUSION

The Committee is asked to note the report of the Community Facilities Manager.

WAYNE BARNETT

CHIEF EXECUTIVE OFFICER

7 ADJOURNMENTS

8 PUBLIC EXCLUDED**RESOLUTION TO EXCLUDE THE PUBLIC****RECOMMENDATION**

That the public be excluded from the following parts of the proceedings of this meeting.

The general subject matter 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 of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

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
8.1 - Twizel Wastewater Treatment Plant - Land Purchase	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)(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