

Tauranga City Council

Minutes of the Council

Date/Time: Tuesday, 27 August 2019 : 9.00 a.m.
Venue: Tauranga City Council Chamber, 91 Willow Street, Tauranga

Open section

Members Present:

s 7(2)(f)(ii)

Cr Rick Curach

s 7(2)(f)(ii)

Cr Steve Morris

s 7(2)(f)(ii)

Apologies:

Nil.

Also Present:

Members of the press and the public; presenters as listed in the minutes.

In Attendance:

Marty Grenfell, Chief Executive
Christine Jones, General Manager: Strategy & Growth

s 7(2)(f)(ii)

For further detail please refer to the following 'YouTube' links for this meeting:

<https://www.youtube.com/watch?v=qgrA6i5deoI> (Part 1)

<https://www.youtube.com/watch?v=inYbmwn2o7c> (Part 2)

M19/58.1

Acknowledgment – Noel Pope

s 7(2)(f)(ii) acknowledged the death of former mayor Noel Pope. s 7(2)(f)(ii) noted Mr Pope's 12 years of service as Mayor of Tauranga; and that Mr Pope had been instrumental in the development of the first Harbour Bridge and of Route K. Mr Pope had been a ceaseless advocate for Tauranga City with an innate ability to set direction. s 7(2)(f)(ii) also noted that a letter had been received from Tauranga's sister city Hitachi which acknowledged the passing of Mr Pope.

A minutes' silence was held for former mayor Noel Pope.

M19/58.2

Public forum

(a) s 7(2)(a) - Privacy (St Marys); Grace Road Residents' Association

Presentation 1

Key points

- Represented the Burrows St and 15th Ave business community, local residents, the nearby Gospel Centre and St Mary's Primary School.
- Were opposed to the proposal to build a correctional facility at 36 Burrows St.
- Considered there were inherent traffic problems, and little or no parking available.
- Concerned about the size and scale of the proposed facility, with an estimated 560 correctional clients a week and 100 staff.
- Considered it would be a significant building which would dominate the area; security fencing an issue for visual amenity.
- Queried how the building would fit with Council's planned urban intensification strategy.
- Concerned about school students walking through the area, and the risk posed by correctional clients and traffic movements.
- Considered there should be full public notification of any resource consent received for the proposed facility.
- Tabled a petition.

Points raised by Elected Members

- Council had not received any formal application from Corrections yet; if received, Council was required to assess the application following Resource Management Act process.

Moved s 7(2)(f)(ii) /Seconded Cr s 7(2)(f)(ii)

That it be resolved

That Council:

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- (a) ***Receives the petition regarding stopping the proposed Corrections facility at 36 Burrows Street, Tauranga.***

CARRIED unanimously

- (b) **s 7(2)(a) - Privacy – Mauao base track**

PowerPoint Presentation 2

Key points

- Community perspective on a burning community issue.
- Two options: shovel option; construction option.
- Outlined his understanding of the causes of the slip.
- Acknowledged that the track would naturally continually slip and erode.
- Considered the creation of a hard structure was not the right option, as hard structures held nature back for a while and then tended to fail catastrophically.
- Considered should clean and reshape the area directly next to the slip; simple solution to open the track again quickly. Outlined proposed remediation with excavation.

- (c) **s 7(2)(a) - Privacy – Mauao base track**

Provided a model.

Key points

- Base track needed to be restored as quickly and inexpensively as possible; the community was frustrated.
- Considered the reinstatement did not have to be a complicated feat of engineering.
- Considered the subsidence not as severe as it first appeared.
- Had consulted engineers and geologists.
- Outlined a proposal to build a solid timber boardwalk bedded onto the existing track, with a safety handrail. No use of digging machinery required; native vegetation untouched. Could be managed with shovels and spades.
- Noted a possible problem with two pohutakawa trees at the top of the site; would need to be significantly pruned.
- Believed the bank secure enough to support a simple wooden structure.

In response to questions

- Retaining wall posts would be sufficient to tie the structure to the bank. Council needed to be assured of the safety of over a million users of the track; needed to be confident of the safety of the structure.
- Had not spoken to representatives of the owners of Mauao at this point.
- Noted that consultation would be required with the NZ Historic Places Trust as well; permission was needed to excavate.

M19/58.3

Chairperson's report

Tabled item 2

The Mayor tabled a copy of the letter he had sent to NZTA regarding the Bayfair to Baypark underpass. Council had requested numerous meetings and updates and had been continually frustrated.

Confirmation of minutes, matters arising and adoption of recommendations

M19/58.4

Confirmation of minutes

Moved Cr Curach s 7(2)(f)(ii)

That it be resolved

That Council:

- (a) ***Confirms the minutes of Council (M19/44) dated 16 July 2019 as a true and correct record (and the recommendations contained therein be adopted [if relevant]).***

CARRIED unanimously

M19/58.5

Declarations of conflicts of interest

The following declarations of interest were received:

- s 7(2)(f)(ii) – DC269 – Activate Spaces initiative.

Business

M19/58.6

DC137 - Memorial Park to City Centre Coastal Pathway (left to lie on the table - Council 16 July 2019 meeting)

PowerPoint presentation 3

Tabled items 3 and 4

Staff: s 7(2)(f)(ii)

Key points

- Noted direction from Council to consider the boardwalk length from the CBD to Memorial Park.
- Two options – rock revetment and boardwalk.

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- No design for the project at this stage so a large contingency cost was included.
- Outlined key costs in the estimated project costs; internal project management costs were included.
- Included an estimated figure for legal fees based on response needed to riparian rights issues that had been raised.
- Rock revetment costing included costs for a temporary structure, to allow for temporary coffer dams to be constructed.
- \$14m for rock revetment; \$8.7m for boardwalk.
- Noted the issues of extending the boardwalk from the Strand extension to the CBD e.g. Harbourside Restaurant. Additional costs involved.

In response to questions

- Not just a one size fits all in terms of costs to deal with riparian rights/individual property access. Would involve engagement and options analysis, and construction method chosen.
- No project sufficiently developed to discuss any cost contribution with the BOPRC at this stage.
- Coastal protection benefits achieved from the project would be included in the business case assessment.
- Was a budget already in place for beach replenishment, which included Memorial Park.
- NZTA offered some funding support for walking and cycling infrastructure; various design factors e.g. shared pathway/pedestrian access would potentially affect availability of NZTA funding. Needed the business case before any investigation into alternative funding mechanisms.
- The business case developed would look at the option and plans provided by the Tauranga Harbour Protection Society.
- Clarification provided regarding next steps – if the motion was not supported, no further work would continue. Consultation had only been on an idea; would be no further work until a Council decision was made.
- Clarification provided around the number of cyclists that could benefit from the pathway – indication was 550 cyclists or less.

Discussion points

- Noted that project costs would be refined as the project and design was developed.
- Concepts and business planning would have some longevity.
- Noted risk of any change to the consenting environment.
- Matter of decision on priorities for Council. Need to weigh up which investments were more important.
- Initial public support may change as level of cost became clearer.
- Noted that a final decision would happen in the Long-Term Plan process; This decision was about obtaining and providing Council with up-to-date data and accurate estimated costings.
- Concern was expressed regarding status and impact of riparian rights.

Items for staff follow-up

- Figures for any opex associated with the pathway were requested.
- Age of the existing closed boardwalk requested.

Moved s 7(2)(f)(ii)

That it be resolved

That Council:

- (a) ***Receives Report DC 137 – Memorial Park to City Centre Coastal Pathway.***
- (b) ***Approves a project in 2019/20 to gather sufficient information on the coastal pathway from Memorial Park to the Strand waterfront to inform a second round of public engagement, with a specific emphasis on providing the residents of Tauranga with clarity as to the outcomes sought by the project and an accurate assessment of the total costs and benefits; and that the Chief Executive be requested to take the necessary steps to provide a project budget not exceeding \$400,000 to deliver such.***

Amendment

Moved s 7(2)(f)(ii) Cr Morris

That (c) be added so that the motion reads:

- (c) *Notes that the approval of this recommendation does not commit the Council to any next stage with regards to this project.*

The amendment was **withdrawn** by the mover and seconder.

The meeting agreed that the amendment was not necessary as the content was inherent in the original motion; and had been noted.

The motion was put:

For: s 7(2)(f)(ii) Morris, Curach, s 7(2)(f)(ii)

Against: s 7(2)(f)(ii)

CARRIED by majority.

10:54 a.m. The meeting **adjourned**.

11:16 a.m. The meeting **reconvened**.

M19/58.7

DC154 - Temporary Alcohol-Free Areas

Staff: s 7(2)(f)(ii)

External: Members of the police in attendance

Key points

- Seven temporary alcohol-free events/areas were included in the report.

11:19 a.m. s 7(2)(f)(ii) **withdrew** from the meeting.

In response to questions

- Clarification provided regarding the extent of various areas.
- Arataki Park was a permanent alcohol-free zone. The police confirmed that the evidence of behaviour did not suggest the permanent zone needed to be extended.
- Seven concerts were planned for Soper Reserve this summer; the police had requested that Soper Reserve be included in the alcohol-free areas but that special licences be made available for those events.

11:21 a.m. s 7(2)(f)(ii) **entered** the meeting.

Moved Cr Morris s 7(2)(f)(ii)

That it be resolved

That Council:

- (a) ***Resolves under clause 8 of the Alcohol Control Bylaw 2018 to implement the temporary alcohol-free areas set out in Attachment A.***
- (b) ***In accordance with section 147B of the Local Government Act, agrees that the proposed temporary alcohol-free areas are appropriate and proportionate in the light of the evidence; and justified as a reasonable limitation on people's rights and freedoms.***

CARRIED unanimously

M19/58.8

DC231 - Amendments to the Traffic and Parking Bylaw 2012

Staff:

s 7(2)(f)(ii)

In response to questions

- Clarification was provided on proposed prohibited parking areas in Farm St and Aviation Ave.
- Not known how many carparks were being removed through this amendment process; most requests for prohibited parking zones were due to safety concerns or came from individual residents.
- Clarified the definition change which required deletion of some bus stops; relocation of bus stops was to meet BOPRC changes of bus route.

Items for staff follow-up

- Requested that a one-page information sheet for residents be produced which outlined the process council had to follow regarding speed changes.

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- Requested that the numbers of loss or gain of car parking (sum loss) through these bylaw processes was included in reports.
- Requested that the placement of bus stops in Cameron Road be assessed in relation to distance to Willow St.

Moved Cr Morris s 7(2)(f)(ii)

That it be resolved

That Council:

1. ***Receives report DC231 Amendments to the Traffic and Parking Bylaw 2012.***
2. ***Adopts the proposed amendments to the Traffic and Parking Bylaw 2012 Attachment, per Appendix B, effective from 1 September 2019.***

CARRIED unanimously

M19/58.9

DC254 - Review of Street Use and Public Places Bylaw 2018

Staff: s 7(2)(f)(ii)

Key points

- Taken as read.

In response to questions

- Clarification was sought around the dates outlined. Conversations had with both the Trust and the Court around timeframes; the Court had yet to set a hearing date down. If the hearing date was set for May/June, the start of consultation could be pushed out from October.
- Clarification provided regarding the effect of the proposed wording on the 5-metre rule – if begging was but not in an intimidatory or harassing manner (not creating a nuisance “to any reasonable person”) than the person begging could stay within 5 metres.
- Nuisance was defined in the bylaw currently, had the same definition as under the Health Act.
- Noted that support services that worked with the homeless and council bylaw staff were aware of the bylaw.

Discussion points

- Was still flexibility through the consultation process.
- Mixed reports around impact and effectiveness of the bylaw.
- Noted that not all councillors supported taking this course of action initially as the most appropriate way to address the issue.
- Definition of nuisance subjective and fraught with difficulty.
- Central government needed to step up to address social issues.
- Noted actions taken by police regarding enforcement.
- Should accept compromise to avoid going to court, settle and move on.

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Moved s 7(2)(f)(ii) Seconded Cr Morris

That it be resolved

That Council:

- (a) Approves the draft Street Use and Public Places Bylaw (Attachment A) for community consultation.
- (b) Adopts the Statement of Proposal (Attachment B) for community consultation, subject to delaying of consultation if court date allows;
- (c) Resolves that in accordance with section 155(1) of the Local Government Act 2002, a bylaw is the most appropriate way of addressing the perceived problem.
- (d) Delegates to staff the ability to make any minor edits or amendments to the draft Street Use and Public Places Bylaw 2018 or Statement of Proposal to correct any identified errors or typographical edits.
- (e) Retains Attachment C in the confidential section to maintain legal and professional privilege.

LOST

For: s 7(2)(f)(i) Morris, s 7(2)(f)(ii) Curach.

Against: s 7(2)(f)(ii)

Abstention: s 7(2)(f)(ii)

- Clarification was provided by the Chief Executive on next steps as the motion was lost – assumed the Trust would reignite the judicial review process.

M19/58.10

DC186 – Delegation to Chief Executive and matters relating to Civil Defence Emergency Management and hearings over electoral hiatus period

Staff: s 7(2)(f)(ii)

Key points

- Taken as read; procedural report.
- Noted that LGFA matters had been included to account for timing of decisions.
- Exercise of delegation by the Chief Executive was in conjunction with the Mayor-elect.

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Points raised by Elected Members

- Noted that in the last electoral hiatus there had been a significant number of delegated decisions made before the inaugural meeting.

Moved s 7(2)(f)(ii)

That it be resolved

That Council:

- (a) ***Receives Report (DC 186) - Delegations Over Electoral Hiatus Period.***
- (b) ***Pursuant to clause 32 of Schedule 7 of the Local Government Act 2002 and in addition to the Chief Executive's General Delegation and Financial Delegations (made by resolution M14/15.13 - Council 17.3.14), delegates to the Chief Executive the authority to decide on Council's behalf on any urgent matters that cannot reasonably await the first meeting of the new Council, arising during the hiatus period between the declaration of the official triennial general election result (anticipated to be on 17 October 2019) and the inaugural Council meeting (scheduled for 25 October 2019), subject to the following:***
 - (i) ***Should the matter fall outside the scope of the Chief Executive's General Delegation and Financial Delegations, the Chief Executive must, if reasonably practicable in the circumstances, consult with the Mayor elect; and***
 - (ii) ***All decisions made by the Chief Executive (outside the scope of the Chief Executive's General Delegation and Financial Delegations) during the electoral hiatus period shall be reported in full to the first ordinary meeting of the new Council.***
- (c) ***Delegates any quasi-judicial or regulatory matters (including matters under the Resource Management Act 1991, specifically City Plan Changes) that Council is required to hear, to be heard by one or more Independent Hearings Commissioners selected from Council's List of Independent Hearings Commissioners in accordance with Council's Independent Hearings Commissioners Policy, until such time as the new Council establishes and appoints a new Hearings Panel and all new members have gained accreditation.***
- (d) ***Delegates to the Chief Executive (in addition to the Chief Executive's General Delegation and Financial Delegations) to approve shareholder matters in relation to the New Zealand Local Government Funding Agency Limited.***

CARRIED unanimously

12:11 p.m. The meeting adjourned.

1:02 p.m. The meeting reconvened.

M19/58.11

DC268 – Wharf Street upgrade and public spaces programme update

PowerPoint presentation 4

Staff:

s 7(2)(f)(ii)

Key points

- Outlined projects covered by the report; noted that the only decision sought was in regard to Wharf St.
- Outlined work undertaken by the Public Spaces team.
- Provided updates on:
 - Elizabeth St - workshop held.
 - Strand extension - Regional House “unwrapped”.
 - Kulim Park – a final round of engagement was being undertaken; the engagement plan was attached to the report.
 - Te Papa o Nga Manu Porotakataka – an update would be provided at the 10 September Council meeting.
 - Coastal Pathway – decision made at this meeting to develop business case.
- Wharf St:
 - Workshop held with elected members.
 - 100% detailed design completed; costing of final design completed.
 - Decision sought today was whether to proceed to tender and construction.
 - Outlined proposed two-stage tender process for procurement.
 - Cost estimated at \$5.56million. Was an increase of \$644k from that reported at 6 August, with the proposed lighting system being the single biggest cost increase.
 - Provided a breakdown of cost estimates and noted more accurate allocation of costs within the project budget; there was a process of cost refinement as the project progressed. Reallocation of funding source in terms of activity area did not have a material impact on the ratepayer.

In response to questions

- A two-stage tender process was standard under government procurement standards; generally accepted.
- Clarification was provided regarding distribution of Licence to Occupy (LTO) income. Further conversations had been held with the LTO owners and the possibility of a Memorandum of Understanding raised. Stakeholders had indicated that they knew LTOs were coming and considered that fair and reasonable.
- Project figures were peer reviewed by both internal and external quantity surveyors.
- Contingency percentages for construction costs and risk funding were outlined.

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- Impact on Wharf St businesses discussed. Was a long-term benefit to those businesses; cost to businesses would be mitigated as much as possible with construction methodology and access maintained.
- Clarification provided regarding increased costs and reallocation from transportation to streetscape of the catenary lighting.
- A City Centre targeted rate was not an option at this time, would need to go through a consultation process and be included in future LTP processes. A targeted rate would de-risk the LTO approach.
- Any targeted rate discussion should be in context of the totality of the CBD to ensure consistency; a decision to use targeted rates was a political decision.

2:02 p.m. The meeting **adjourned**.

2:11 p.m. The meeting **reconvened**.

Discussion points

- Investment in the CBD had a wider city and community benefit than just the Wharf St businesses.
- Considered unlikely that LTO income would cover a significant portion of the streetscape costs.
- Was a question of priority for Council, need to consider public benefit compared to other projects.
- Concern expressed regarding the timing of the project in relation to other city centre construction.

Moved **s 7(2)(f)(ii)**

That it be resolved

That Council:

- Receives report DC 268 – Wharf Street Upgrade and Public Spaces Programme Update.*
- Approves to proceed to tender and construction for the Wharf Street Upgrade in 2019/2020 and 2020/21, with an estimated total project and construction budget of \$5.56M.*
- Continues to explore funding options to assist in cost recovery through targeted rates in the 2021-2031 LTP; after the completion of the project.*

LOST

For: **s 7(2)(f)(ii)**

Against: **s 7(2)(f)(ii)** Crs Morris, **s 7(2)(f)(ii)** Curach, **s 7(2)(f)(ii)** n.

2:41 p.m. The meeting **adjourned**.

3:01 p.m. The meeting **reconvened**.

Moved s 7(2)(f)(ii)

That it be resolved

That Council:

- (a) ***Requests staff to seek commitment from relevant Wharf Street parties to a funding arrangement to support the streetscape development;***
- (b) ***Requests staff to report back to Council before the end of the triennium.***

CARRIED unanimously

M19/58.12

DC269 - Downtown Tauranga activate vacant spaces initiative

3:05 p.m.

s 7(2)(f)(ii) **withdrew** from the meeting.

PowerPoint presentation 5

Staff: s 7(2)(f)(ii)

External: s 7(2)(a) - Privacy

Key points

- Outlined key points and provided context – a joined-up approach to the city's development.
- Considered that the CBD needed urgent care and support; was a community asset.
- Noted that the Wharf St sewer line needed immediate work and that water infrastructure was due to be upgraded for intensification.
- Noted that retailers could not make business decisions as had no certainty; concerned about length of time involved in council decision-making.

3:16 p.m.

Cr Morris **withdrew** from the meeting.

3:17 p.m.

Cr Morris **entered** the meeting.

- Had developed an activation plan, aim was to change the perception of the city residents to the CBD.
- Activate Vacant Spaces would deliver transformational change and aligned with identified TCC strategy outcomes.
- Outlined key requests:
 - To assist with foot traffic growth
 - To assist with tenancy in the city centre
 - To improve city centre perception
 - To assist with a lack of parking availability
 - To ensure the initiatives were effectively and immediately delivered through a collaborative approach.

- Outlined initiatives undertaken by Hutt City Council to revitalise its city centre.

In response to questions

- Success of activations could be measured with foot counters in the CBD and data of visits to the activation centres.
- Lack of certainty for CBD businesses a real concern.
- Downtown was an apolitical organisation.
- Activate Vacant Spaces programme not only based on Hutt City; but included the best aspects of several programmes designed to bring foot traffic into a city centre.

Moved s 7(2)(f)(ii)

That it be resolved

That Council:

- (a) ***Receives Report DC269 – Downtown Tauranga Activate Vacant Spaces initiative;***
- (b) ***Considers the Activate Vacant Spaces Initiative alongside other proposals for assistance received from Downtown Tauranga, with funding options that include potential short-term use of parking revenue, prior to the end of this triennium.***

Moved s 7(2)(f)(ii)

That it be resolved

That Council:

- (a) ***Leaves Report DC269 – Downtown Tauranga Activate Vacant Spaces initiative, to lie on the table until the 10 September Council meeting;***

LOST

For: s 7(2)(f)(ii)

Against: s 7(2)(f)(ii) Morris, Curach, s 7(2)(f)(ii)

Abstention: s 7(2)(f)(ii)

The motion was **put**:

CARRIED by majority.

For: s 7(2)(f)(ii)
s 7(2)(f)(ii) Morris, Curach, s 7(2)(f)(ii)

Against: s 7(2)(f)(ii)

Abstention: s 7(2)(f)(ii)

4:11 p.m. [REDACTED] **entered** the meeting.

M19/58.13

DC270 - Amendment to Tauranga Art Gallery Trust's Final SOI 2019/2020 to 2021/2022

Staff: [REDACTED]

External: [REDACTED] – [REDACTED]
[REDACTED]

Key points

- Outlined the key changes from the original Statement of Intent (SOI).
- Was a matter of timing with the appointment of the new Art Gallery Director; in terms of instructions given to the Director from the Board. The draft SOI had to be submitted by a particular date.
- Exhibitions were the area of greatest expense for the Gallery. Impacted on the SOI items related to Exhibitions revenue and costs. Was a variance between what was forecasted before the arrival of the new Director; had been strategic measures put in place to reduce expenses to mitigate the variance.
- The Gallery was a vibrant hub in the CBD; there was continued and increased demand from schools.

Points raised by Elected Members

- Appreciated the explanation provided. Notes that the Board of Directors was well-regarded.
- Acknowledged the commitment from the CCO Working Group and the work of Cr Mason.

Moved [REDACTED] **Seconded Cr Morris**

That it be resolved

That Council:

- (a) ***Receives Report DC 270 – Amendment to TAGT's Final Statement of Intent 2019/2020 to 2021/2022.***

CARRIED unanimously

M19/58.14

Exclusion of the public (confidential items)

Moved [REDACTED]

That it be resolved

That Council:

- (a) **Excludes the public from the following parts of the proceedings of this meeting as listed below.**

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 & 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(1) for the passing of this resolution
<ul style="list-style-type: none"> • Confirmation of minutes 	<p>As noted in the relevant minutes</p>	<p>That 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.</p>
<ul style="list-style-type: none"> • Confidential Attachment C to Report DC254 – Review of Street Use and Public Places Bylaw 2018 	<p>To maintain legal and professional privilege.</p>	<p>That 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.</p>
<ul style="list-style-type: none"> • DC235 - Tourism Bay of Plenty and Tauranga Art Gallery Trust Board performance reviews 	<p>To protect the privacy of natural persons, including that of deceased natural persons.</p>	<p>That 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.</p>
<ul style="list-style-type: none"> • DC252 - Appointment of TBOP interim acting Chairperson 	<p>To protect the privacy of natural persons, including that of deceased natural persons.</p>	<p>That 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.</p>
<ul style="list-style-type: none"> • DC274 - Strategic procurement finance exemption for SAP 	<p>To enable the Council to carry on without prejudice or disadvantage, negotiations (including commercial and industrial).</p>	<p>That 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.</p>

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
<ul style="list-style-type: none">• DC237 - Community infrastructure co-location opportunities MoE - Western corridor and Ohauti	To enable the Council to carry on negotiations (including commercial and industrial) without prejudice or disadvantage.	That 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.
<ul style="list-style-type: none">• DC240 - City Centre Development & Divestment Proposal <p>WITHDRAWN</p>	To enable the Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).	That 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.

CARRIED unanimously

4:22 p.m. The meeting **adjourned**.

Business as conducted by the Council after excluding the public in terms of Section 48 Local Government Official Information & Meetings Act 1987 is continued on the next page.

Confirmed by resolution of Council passed the 17th day of September 2019

s 7(2)(f)(ii)