



# **MINUTES**

**Ordinary Council meeting  
Monday, 27 June 2022**

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UNCONFIRMED

**MINUTES OF TAURANGA CITY COUNCIL  
ORDINARY COUNCIL MEETING  
HELD AT THE BAY OF PLENTY REGIONAL COUNCIL CHAMBERS, REGIONAL HOUSE, 1  
ELIZABETH STREET, TAURANGA  
ON MONDAY, 27 JUNE 2022 AT 9.30AM (ADOPT A/P)**

**PRESENT:** Commission Chair Anne Tolley, Commissioner Shadrach Rolleston,  
Commissioner Stephen Selwood, Commissioner Bill Wasley

**IN ATTENDANCE:** Marty Grenfell (Chief Executive), Tony Aitken (Acting General Manager: People & Engagement), Paul Davidson (General Manager: Corporate Services), Barbara Dempsey (General Manager: Community Services), Nic Johansson (General Manager: Infrastructure), Christine Jones (General Manager: Strategy & Growth), Steve Pearce (Acting General Manager: Regulatory and Compliance), Gareth Wallis (General Manager: Central City Development), Josh Logan (Team Leader: Corporate Planning), Kathryn Sharplin (Manager: Finance), Tracey Hughes (Financial Insights & Reporting Manager), Ariell King (Corporate Planner), Jeremy Boase (Manager: Strategy & Corporate Planning), Jim Taylor (Transactional Services Manager), Ana Blackwood (Development Contributions Policy Analyst), Anne Payne (Strategic Advisor), Rebecca Scott (Principal Strategic Advisor), Nick Chester (Inclusive Cities Advisor), Gert van Staden (Senior Strategic Advisor), Coral Hair (Manager: Democracy Services), Sarah Drummond (Committee Advisor), Anahera Dinsdale (Committee Advisor), Janie Storey (Committee Advisor)

**1 OPENING KARAKIA**

Commissioner Shad Rolleston opened the meeting with a karakia.

**2 APOLOGIES**

Nil

**3 PUBLIC FORUM**

Nil

## 4 ACCEPTANCE OF LATE ITEMS

### 4.1 Acceptance of late items

#### RESOLUTION CO13/22/1

Moved: Commissioner Shadrach Rolleston

Seconded: Commissioner Bill Wasley

That the Council:

Accepts the following public excluded late item for consideration at the meeting:

- Infrastructure Funding and Financing Transport System Plan update.

The above item was not included in the original agenda because it was not available at the time the agenda was issued, and discussion cannot be delayed until the next scheduled meeting of the Committee because a decision is required in regard to this item.

**CARRIED**

## 5 CONFIDENTIAL BUSINESS TO BE TRANSFERRED INTO THE OPEN

Nil

## 6 CHANGE TO THE ORDER OF BUSINESS

Item 11.3 - Rates Resolution 2022-2023 will follow Item 11.5 - 2021-31 Long-term Plan Amendment.

## 7 CONFIRMATION OF MINUTES

### 7.1 Minutes of the Council meeting held on 28 February 2022

#### RESOLUTION CO13/22/2

Moved: Commissioner Bill Wasley

Seconded: Commissioner Stephen Selwood

That the minutes of the Council meeting held on 28 February 2022 be confirmed as a true and correct record.

**CARRIED**

### 7.2 Minutes of the Council meeting held on 24 March 2022

Correction - Page 36 - the reference *to include areas in the wider BOP* should be *in the Western Bay Sub Region*

**RESOLUTION CO13/22/3**

Moved: Commissioner Stephen Selwood  
Seconded: Commissioner Bill Wasley

That, subject to the foregoing correction, the minutes of the Council meeting held on 24 March 2022 be confirmed as a true and correct record.

**CARRIED**

**7.3 Minutes of the Council meeting held on 23 May 2022****RESOLUTION CO13/22/4**

Moved: Commissioner Stephen Selwood  
Seconded: Commissioner Shadrach Rolleston

That the minutes of the Council meeting held on 23 May 2022 be confirmed as a true and correct record.

**CARRIED**

**7.4 Minutes of the Council meeting held on 24 May 2022****RESOLUTION CO13/22/5**

Moved: Commissioner Bill Wasley  
Seconded: Commissioner Stephen Selwood

That the minutes of the Council meeting held on 24 May 2022 be confirmed as a true and correct record.

**CARRIED**

**7.5 Minutes of the Council meeting held on 7 June 2022****RESOLUTION CO13/22/6**

Moved: Commissioner Stephen Selwood  
Seconded: Commissioner Shadrach Rolleston

That the minutes of the Council meeting held on 7 June 2022 be confirmed as a true and correct record.

**CARRIED**

**7.6 Minutes of the Council meeting held on 13 June 2022****RESOLUTION CO13/22/7**

Moved: Commissioner Stephen Selwood  
Seconded: Commissioner Shadrach Rolleston

That the minutes of the Council meeting held on 13 June 2022 be confirmed as a true and correct record.

**CARRIED****8 DECLARATION OF CONFLICTS OF INTEREST**

Nil

**9 DEPUTATIONS, PRESENTATIONS, PETITIONS**

Nil

**10 RECOMMENDATIONS FROM OTHER COMMITTEES**

Nil

**11 BUSINESS****11.1 Annual Plan 2022/23 - Adoption Report**

**Staff** Josh Logan, Team Leader: Corporate Planning  
Kathryn Sharplin, Manager: Finance  
Tracey Hughes, Finance Insights & Reporting Manager  
Ariell King, Corporate Planner

**Key points**

- Consistent with draft documents, rate percentage and outcomes from the hearing of submissions and deliberation meetings.
- The growth percentage had been reduced in June and this had been reflected in the budget with lower population numbers and reduced debt levels.

**Discussion points raised**

- Congratulations to the communications team for a varied and successful consultation process this year. With almost 1200 submissions it showed that Council was reaching a wider and greater section of the community.
- While still struggling to get formal feedback, the results of going out to where the people were enabled one on one discussions which helped when deliberating.
- Appreciation to the finance team who completed a lot of work to get to this stage. There had been great progress with the community engagement and getting nearer to everyone paying their fair share of rates.

**RESOLUTION CO13/22/8**

Moved: Commissioner Bill Wasley

Seconded: Commissioner Shadrach Rolleston

That the Council:

- (a) Adopts the Annual Plan 2022/23 (**Attachment 1**).
- (b) Adopts the user fees and charges for 2022/23 (**Attachment 2**).
- (c) Authorises the Chief Executive to make any necessary minor drafting or presentation amendments to the Annual Plan 2022/23, and user fees and charges 2022/23 prior to final printing.

**CARRIED**

**11.2 Annual Plan 2022/23 - Other topics**

**Staff** Ariell King, Corporate Planner  
Josh Logan, Team Leader: Corporate Planning  
Jeremy Boase, Manager: Strategy & Corporate Planning

**Discussion points raised**

- Commissioners noted the good tone and approach adopted to provide meaningful responses to the submissions made, and hoped that it would encourage people to continue to engage with the Council.

**RESOLUTION CO13/22/9**

Moved: Commissioner Bill Wasley

Seconded: Commissioner Stephen Selwood

That the Council:

- (a) Approves staff comments on submissions relating to other topics in **Attachment 1**.
- (b) Authorises the Chief Executive and General Managers to make amendments to Council's proposed response comments to each submission point in **Attachment 1**, to refine wording and style prior to responses being sent to submitters no later than one month after the adoption of the Annual Plan and Long-term Plan Amendment.

**CARRIED**

**11.4 Adopt Final 2022/23 Development Contributions Policy**

**Staff** Christine Jones, General Manager: Strategy & Growth

**Key points**

- Some draft refinements to cost summarised in paragraph 5 of the report and were comfortable that the level was acceptable and reasonable to proceed to implement the policy.



**RESOLUTION CO13/22/10**

Moved: Commissioner Bill Wasley

Seconded: Commissioner Stephen Selwood

That the Council:

- (a) Adopts the 2022/23 Development Contributions Policy.
- (b) Delegates to the General Manager: Strategy and Growth the authority to rectify any minor errors or omissions that are identified in the 2022/23 Development Contributions Policy prior to final publication.

**CARRIED**

**11.5 2021-31 Long-term Plan Amendment**

**Staff** Josh Logan, Team Leader: Corporate Planning  
Kathryn Sharplin, Manager: Finance  
Tracey Hughes, Finance Insights & Reporting Manager

**External** Clarence Susan - Audit NZ  
Anton Labuschagne - Audit NZ

**RESOLUTION CO13/22/11**

Moved: Commissioner Stephen Selwood

Seconded: Commissioner Shadrach Rolleston

That the Council:

- (a) Receives the report, 2021-31 Long-term Plan Amendment.
- (b) Adopts the Amended 2021-31 Long-term Plan (**Attachment 1**)

**CARRIED**

**Key points**

- Mr Susan tabled the Audit opinion and noted that it had the same two emphasis of matters issues as the consultation document - the uncertainty over proposed funding mechanisms for new infrastructure projects and the external funding contributions for the Civic Precinct capital programme. Audit considered that there was some risk for both those items.
- Mr Labuschagne noted that they had ensured everything flowed through from the draft documents to the Commissioners' decisions based on those documents.
- Council would need to ensure they did not change the infrastructure funding or Council would need to re-consult.

**Discussion points raised**

- Since the appointment of the Commissioners, staff had been brought together to work in one building and to approve the \$303m series of projects. As a result it had caused huge excitement, optimism and confidence in the CBD and had generated around \$1.2b in private investment.
- The project would reflect the history, culture and future of the city and inspire private enterprise. Adopting the document today started the delivery of a series of projects being undertaken for the next five to six years.

**SRESOLUTION CO13/22/12**

Moved: Commissioner Bill Wasley

Seconded: Commissioner Stephen Selwood

- (c) Receives a report from Audit New Zealand confirming its previous opinion on the 2021-31 Long-term Plan as it is now amended, pursuant to section 94 of the Local Government Act 2002.
- (d) Adopts the audited 2021-31 Amended Long Term Plan pursuant to section 93 of the Local Government Act 2002.
- (e) Authorises the Chief Executive to make any necessary minor drafting or presentation amendments to the 2021-31 amended LTP prior to final publishing.

**CARRIED**

**11.3 Rates Resolution 2022/2023**

**Staff** Jim Taylor, Transactional Services Manager

**RESOLUTION CO13/22/13**

Moved: Commissioner Bill Wasley

Seconded: Commissioner Stephen Selwood

That the Council:

- (a) Sets the following rates under the Local Government (Rating) Act 2002, in accordance with the relevant provisions of the Funding Impact Statement in the Annual Plan for the 2022/2023 rating year, on rating units in the city for the financial year commencing on 1 July 2022 and ending on 30 June 2023.

The rates and charges specified are inclusive of Goods and Services Tax at the prevailing rate.

I. General Rate

A general rate set under section 13(2) (b) of the Local Government (Rating) Act 2002 at:

- A rate of \$ 0.00179665 in the dollar of capital value on all residential rateable rating units in the city.
- A rate of \$0.00341364 in the dollar of capital value on all commercial rateable rating units in the city.

("residential" and "commercial" are as defined in the Funding Impact Statement).

II. Uniform Annual General Charge

A uniform annual general charge set under section 15(1)(b) of the Local Government (Rating) Act 2002 at:

- A rate of \$251.00 per separately used or inhabited part of a rateable rating unit.

### III. Waste Collection Rate

Uniform targeted rates for the kerbside waste collection services, set under section 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002, on all rating units in the city on which there is one or more residential use and that will be provided with the low, standard or high waste collection service, at:

- A rate of \$190 per low waste service capacity provided for each residential use on each rating unit in the City.
- A rate of \$220 per standard waste service capacity provided for each residential use on each rating unit in the City.
- A rate of \$320 per high waste service capacity provided for each residential use on each rating unit in the City.

### IV. Garden Waste Rate (optional)

Uniform targeted rates for garden waste collection services, set under section 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002, on all rating units in the city used for residential purposes and that will be provided with the garden waste collection service, at:

- A rate of \$100 for each garden waste bin (two weekly collection).
- A rate of \$70 for each garden waste bin (four weekly collection).

### V. Wastewater Rate

A differential targeted rate for wastewater, set under sections 16(3)(b) and 16(4)(b) of the Local Government (Rating) Act 2002 at:

- A rate of \$580.80 for each water closet or urinal in a connected rating unit in the city.
- A rate of \$290.40 per separately used or inhabited part of a rating unit for any serviceable rating units in the city.

("separately used or inhabited part of a", "connected" and "serviceable" rating units, are defined in the Funding Impact Statement).

A rating unit used primarily as a residence for 1 household will not be treated as having more than 1 water closet or urinal.

### VI. Stormwater Rate

A targeted rate for stormwater infrastructure investment, set under section 16(3)(a) and 16(4) (b) of the Local Government (Rating) Act 2002 at:

- A rate of \$0.00001338 in the dollar of capital value on all residential rateable rating units in the city.
- A rate of \$0.00002141 in the dollar of capital value on all commercial rateable rating units in the city.

VII. Water Supply Rates

Volumetric rate

A targeted rate for metered water supply set under section 19(2)(a) of the Local Government (Rating) Act 2002 at

- A rate of \$3.33 per cubic metre of water supplied.

Base rate

A differential targeted rate per connection on every rating unit in the City which is provided with a metered water supply service, set under sections 16(3)(b) and 16(4)(b) of the Local Government (Rating) Act 2002, calculated on the basis of the nature of the connection size as follows:

Meter Size	Amount
20mm	\$37.00
25mm	\$70.00
32mm	\$70.00
40mm	\$289.00
50mm	\$572.00
80mm	\$1,143.00
100mm	\$1,407.00
150mm	\$1,407.00
200mm	\$1,407.00
250mm	\$1,407.00

VIII. Water Supply Rates (unmetered)

Unmetered rate

A uniform targeted rate on every rating unit in the City which is provided with and connected to an unmetered water supply service, set under sections 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002, at:

- A rate of \$851.00 for each separately used or inhabited part of a rating unit as defined in the Funding Impact Statement.

IX. Economic Development Rate

A targeted rate for economic development in the City, set under section 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002 at:

- A rate of \$0.00037558 in the dollar of capital value on every commercial rateable rating unit (as defined in the Funding Impact Statement).

X. Mainstreet Rates

Targeted rates for Mainstreet organisations, set under section 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002, at:

- A rate of \$0.00040559 in the dollar of capital value for every commercial rating unit in the Tauranga Mainstreet rating area as defined in the Funding

Impact Statement.

- A rate of \$0.00049101 in the dollar of capital value for every commercial rating unit in the Mt Maunganui Mainstreet rating area as defined in the Funding Impact Statement.
- A rate of \$0.00137617 in the dollar of capital value for every commercial rating unit in the Greerton Mainstreet rating area as defined in the Funding Impact Statement.
- A rate of \$0.00024353 in the dollar of capital value for every commercial rating unit in the Papamoa Mainstreet area as defined in the Funding Impact Statement.

XI. Special Services Rates

'The Lakes' Targeted Rate

A uniform targeted rate for additional levels of service in relation to maintenance and renewal of street gardens, street trees, footpaths and the removal of litter from ponds provided to 'The Lakes' subdivision, located at Pyes Pa, set under section 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002, at:

- A rate of \$102.59 per rating unit located within 'The Lakes' subdivision as defined in the Funding Impact Statement.

'The Coast Papamoa' Targeted Rate

A uniform targeted rate for additional levels of service in relation to maintenance and renewal of street trees and footpaths provided to 'The Coast Papamoa' subdivision, located at Papamoa, set under section 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002, at:

- A rate of \$35.01 per rating unit located within 'The Coast Papamoa' subdivision as defined in the Funding Impact Statement.

'The Excelsa' Targeted Rate

A uniform targeted rate for additional levels of service in relation to maintenance and renewal of street gardens, street trees and up lights under trees provided to 'The Excelsa' subdivision, located at Papamoa, set under section 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002, at:

- A rate of \$51.78 per rating unit located within 'The Excelsa' subdivision as defined in the Funding Impact Statement.

XII. Resilience Rate

A targeted rate for resilience infrastructure investment in Water, Wastewater, Stormwater, Transportation and Emergency Management, set under section 16(3)(a) and 16(4) (b) of the Local Government (Rating) Act 2002 at:

- A rate of \$0.00001012 in the dollar of capital value on all residential rateable rating units in the city.

- A rate of \$0.00001619 in the dollar of capital value on all commercial rateable rating units in the city.

XIII. Transportation Rate

A targeted rate for Transportation infrastructure investment, set under section 16(3)(a) and 16(4) (b) of the Local Government (Rating) Act 2002 at:

- A rate of \$0.00003966 in the dollar of capital value on all residential rateable rating units in the city.
- A rate of \$0.00013207 in the dollar of capital value on all commercial rateable rating units in the city.

XIV. Community Rate

A targeted rate for Community amenity investment, set under section 16(3)(a) and 16(4) (b) of the Local Government (Rating) Act 2002 at:

- A rate of \$0.00010559 in the dollar of capital value on all residential rateable rating units in the City.
- A rate of \$0.00016895 in the dollar of capital value on all commercial rateable rating units in the City.

- (b) That all rates (except the water supply volumetric rate set under section 19 and the water supply base rate for metered connections under section 16 of the Local Government (Rating) Act 2002) be payable in two equal instalments due on:
- 31 August 2022 and
  - 28 February 2023
- (c) That all metered water rates will, except as to high users, be invoiced on a quarterly basis dependant on when the water meters are read, in accordance with the table below headed “Due dates and penalty dates for rates for metered water supply”. The due dates will also be specified on the invoice. Rating units, which are considered high users of water (namely having an average consumption more than 5m<sup>3</sup> per day) will be invoiced monthly, and these rates will be due on the first Thursday after 23 days following the date of the invoice.
- (d) That the Council authorises the addition of penalties to rates that are not paid by the due date, as follows, in accordance with sections 57 and 58 of the Local Government (Rating) Act 2002, and delegates authority to the Manager Finance to apply penalties in accordance with this regime:
- (i) a charge of 10% on so much of any rates instalment after 1 July 2022 which is unpaid after the relevant due date (except for the volumetric rate under section 19 and the water supply base rate for metered connections under section 16 of the Local Government (Rating) Act 2002) will be applied on:

<b>Instalment due date</b>	<b>Penalty Date</b>
31 August 2022	9 September 2022
28 February 2023	10 March 2023

- (i) a charge of 10% on so much of any of the volumetric rate under section 19 and the water supply base rate for metered connections under section 16 of the Local Government (Rating) Act 2002 invoiced after 1 July 2022 and which is

unpaid after the due date will be applied on whichever is the next consecutive date following the due date of the invoice to which the penalty applies, being:

<b>Water Penalty Date</b>
27 October 2022
2 February 2023
4 May 2023
27 July 2023

**Due dates and penalty dates for rates for metered water supply and connection**

Week	Area	Q1 Due date	Q2 Due date	Q3 Due date	Q4 Due date
1	Mt Maunganui North/ Ind, Omanu, Matapihi,	11-Aug-22	11-Nov-22	16-Feb-23	11-May-23
2	Arataki, Te Maunga, Papamoa West	18-Aug-22	10-Nov-22	23-Feb-23	18-May-23
3	Papamoa West / East	25-Aug-22	17-Nov-22	2-Mar-23	25-May-23
4	Papamoa East / South,	1-Sep-22	24-Nov-22	9-Mar-23	1-Jun-23
5	Papamoa East, Kairua, Welcome Bay, Hairini	8-Sep-22	1-Dec-22	16-Mar-23	8-Jun-23
6	Hairini / Ohauti, Poike, Pyes Pa, Maungatapu.	15-Sep-22	8-Dec-22	23-Mar-23	15-Jun-23
7	Greerton, Yatton Park, Gate Pa, Avenues	22-Sep-22	15-Dec-22	30-Mar-23	22-Jun-23
8	Tauranga Central/South, Te Reti, Judea, Sulphur Pt	29-Sep-22	12-Jan-23	6-Apr-23	29-Jul-23
9	Brookfield, Bellevue, Otūmoetai	6-Oct-22	12-Jan-23	13-Apr-23	6-Jul-23
10	Otūmoetai, Matua	13-Oct-22	19-Jan-23	20-Apr-23	13-Jul-23
11	The Lakes, Bethlehem	20-Oct-22	26-Jan-23	27-Apr-23	20-Jul-23
<b>All (including high users)</b>	<b>Penalty Added Date</b>	27-Oct-22	02-Feb-23	4-May-23	27-Jul-23

- (e) Where a ratepayer makes any payment that is less than the amount now payable, the Council, will apply the payment firstly to any rates outstanding from previous rating years and then proportionately across all current year rates due.

**CARRIED**

## 11.6 Executive Report

**Staff** Nic Johansson, General Manager: Infrastructure Services  
Barbara Dempsey, General Manager: Community Services  
Paul Davidson, General Manager: Corporate Services  
Christine Jones, General Manager: Strategy & Growth  
Tony Aitken, Acting General Manager: People and Engagement  
Steve Pearce, Acting General Manager: Regulatory and Compliance

### Key points

- Infrastructure - Strategic Procurement Project - a series of round table discussions had been held with the key contractors and design consultants in June. Contract awarded to Arup and work started in February, so it had taken six months to reach this point.
- The programme in the Three Waters space was coming together nicely with the statutory peer review coming into the LTP next year.
- Delivering better outcomes - staff were working on delivery programmes with contractors, none of which had experienced partnerships with other councils. It was being well received and, while it may take a bit longer in the interim, it would save time in the future getting to the market.
- Community Services - plantings and community initiatives were happening, events were coming back into town. The AIMS Games was returning after several years of no games.
- 63 out of 80 staff were involved in an emergency management exercise over two days. Emergency management trained staff numbers were building to 100. Observers from the Bay of Plenty Regional Council were present and the feedback received was good. A formal report would be provided to Council.
- Corporate Services - congratulations to the Association of Local Government Information Management award finalist and winning teams.
- People and Engagement - Te Pou Takawaenga unit had a big month with Matariki and Three Waters reform workshops.
- The Epidemic Preparedness Notice was extended to 16 September allowing the ability to attend council meetings and to vote remotely. It was unsure if it would be extended beyond that date.
- The Health and Safety Waters team placed second place in the Safeguard awards. Commissioners congratulated the team, noting it was good to see them getting recognition nationally and to have confidence in themselves to put the project forward.
- Regulation and Compliance - *has your dog gone green* promotion had resulted in the dog registrations tracking above for the month.
- Consent volumes for the resource consent and building teams were trending down and staff were able to issue consents faster. A shout out to the monitoring team for completing the number of consents they were doing each month and making sure there would be less outstanding over time, as they were dealing with the difficult issues sooner in the process. The Commissioners appreciated the effort and innovation that had gone into issuing the consents within the required timeframes.

### In response to questions

- In terms of procurement, Council had an obligation to give evidence it represented value for money. This could be by way of comparisons with historical rates, similar contracts for other councils and due diligence.
- Matakokiri Drive to Lakes Boulevard - wastewater and watermains pipelines were new connections to the park and it was discussed whether there was a more effective way of planning for infrastructure and subsequent development that would allow connections into new development if not included in the original proposition. Staff were unsure but it was part of the original proposition which had developed over time. There were structures and processes in place to follow the infrastructure planning with the land use planning but there would always be



room for improvement.

- There was a good connection of the teams within council, with one team taking on a role, then the infrastructure experts get down to detail.
- Staff were working with the communications team and building capability internally to ensure the stories such as the Esmeralda Reserve were told and the number of opportunities that included community participation was noted.
- Staff would ensure that signage was in place for the linkages to facilities such as the library and museum so that people could find them.
- Staff were looking at providing all grade capacity with regards to car parking at the airport, and would look at the operations of carparking and compare options including multilevel, short and longer term, multi storing etc. Bringing this work forward to 2024 or earlier if it was able to be developed quicker was being considered, and potential shorter term options with rental depots and the like as there were already issues now.
- Staff would come back with a report on public transport to the airport including number details as it was quite a distance from the carpark to terminal.
- Staff were not fielding many inquiries regarding the increase of building height levels, with most related to overshadowing or putting an upper story on a dwelling.
- Plan Change 33 and existing Plan Change 26 would be reported at the same meeting.
- The demolition of the last building in Dive Crescent would occur in the near future.

#### Discussion points raised

- The Commissioners thanked staff for the Kainga Tupu workshops. The team were growing in confidence and reaching more people with a wider interest in those agencies and organisations taking part.
- There were up to 300 people at the unveiling of the star compass on Mauao with clear skies to watch the sun rise. Many engaged in the conversations and wanted to understand the meaning of Matariki. Placemaking material around Mauao would make a huge difference.
- Congratulations to staff for moving the buses from Willow Street to Durham Street. There were still some buses parked in Willow Street with the deconstruction of the site still occurring.
- Considered that the relocation of the bus interchange had addressed the anti-social behaviour experienced on Willow Street. People no longer lingered in the area and the people that were there, were there to catch a bus.
- The importance of water safety lessons was noted; with the city surrounded by water it was critical that residents learned to swim. The community needed to take responsibility for teaching its children to swim.

#### RESOLUTION CO13/22/14

Moved: Commissioner Bill Wasley

Seconded: Commissioner Stephen Selwood

That the Council:

- (a) Receives the Executive Report.

**CARRIED**

#### 11.7 Draft strategic framework

**Staff** Anne Payne, Strategic Advisor  
Fiona Nalder, Strategic Advisor

#### Key points

- The framework was a TCC vision which had been updated and was a clear package for what Council was trying to achieve, which also flowed into the Long-term Plan and Annual Plan, and was streamlined with more measurables for monitoring, tracking and moving to the delivery of desired outcomes.

- The framework was built around the five community outcomes and three key approaches and noted Council's strategic priorities and contributed to community outcomes, flowing through to the TCC vision.
- While working with other joint strategies and plans, the framework was a focus on what Council would do towards community outcomes and the vision. Staff would provide a diagram outlining the framework when it had been completed.
- There was a primary strategy for each community outcome; each would be included in the 2023 action and investment plans. They would identify actions, priorities and how progress would be measured.
- Would monitor whether we did we do what we said we would do and whether what we did do had the intended impact we thought it would have. This would be reported three-yearly rather than annually.
- It was a pragmatic approach for joint strategies and plans and to refresh these and include what was relevant into TCC plans. New strategies were developed where there were gaps for what needed to be delivered.
- Report back to the 5 September 2022 meeting once the consultation had concluded. There had been significant engagement with the community over last few years developing the city vision so the consultation would be targeted for different audiences.

### In response to questions

- The Commissioners requested that further consideration be given to:
  - The Mount industrial area - there had not been any talk of restrictions on heavy industry - it was more prevention and working sub-regionally for future emitters for land use.
  - Housing - the city centre had to be more than just a CBD - it also connected to Te Papa and the peninsula and needed to actively reflect community proposals.
  - CBD redevelopment integrated with the civic centre and a key step to achieve greater environment benefits and outcomes needed to be woven through the strategy as it was not understood in that context from some of the stakeholders
  - While *Page on a Glance* was making good progress, noted the need to look at combining the structure which sets out vision and outcomes of strategy with key outcomes and measures on one page to bring the whole story at a glance.
  - Reference to affordable housing needed to be more than occasional - the Commissioners wanted to make a real difference with affordable housing. It was a fundamental premise that people could afford to live here but the topic needed more substance – e.g. the acquiring of land and infrastructure investment to capture value to show affordable housing.
  - Transport reference at a glance should not just focus on freight, as there were many vans and small vehicles that drove the city's economy.
  - SH 29 was in a plus 2031 timeframe, but it needed to be brought forward to within the next decade.
  - Hewlett Rd hub and Totara Street were a package - the environmental strategy, parking strategy were missing the roading network and road pricing to achieve and enable a step change. Just adding buses would not reach the required carbon reduction. It was important to engage the community to problem solve by giving the problem to the community and enabling them to help to solve problems. This needed to come through as a two-way solution with realised opportunities.
- It was noted that transport may fit better into the land use planning rather than the inclusive city. Staff would look at where it would fit and include it.
- The community needed to see themselves in the engagement process and their input, as many had given lots of time and effort to get to this point. Suggested partnership opportunities to support and deliver items. Council may not necessarily be the primary deliverer; it may just be the enabler or funder.
- Take care how partial managed retreat context was used in terms of resilience so there was no confusion.

**Discussion points raised**

- Commissioners wanted a discussion on the framework and feedback so do not want it to be included at a meeting where there was already a large agenda.
- Commissioners requested to see final wording of the framework before it goes out for public consultation.

**RESOLUTION CO13/22/15**

Moved: Commissioner Shadrach Rolleston

Seconded: Commissioner Bill Wasley

That the Council:

- (a) Receives the Draft Strategic Framework Report.
- (b) Adopts the draft framework and high-level content, *Our Direction – Tauranga 2050*, as a draft for public consultation, incorporating any amendments as directed by Council at this meeting.
- (c) Delegates the Group Manager: Strategy & Growth to approve the final wording of amendments (as per Council direction) prior to public consultation.

**CARRIED**

At 11.02am the meeting adjourned.

At 11.23am the meeting reconvened.

**11.8 Draft Environment Strategy and Draft Inclusive City Strategy**

**Staff** Rebecca Scott, Principal Strategic Advisor  
Nick Chester, Inclusive Cities Advisor  
Anne Payne, Strategic Advisor

**Key points**

- The two strategies were covering the gaps within the strategies and approval was sought for public consultation.
- Once consulted on, the policies would be adopted in principle as a working draft, to be updated and aligned within the frameworks.
- With the proposed population growth, it would be difficult to meet the emissions reductions requested where larger cities were being asked to make savings of larger than 20%. Work was underway in terms of a climate plan and while they had a first cut of emission modelling it needed further thinking so it could be revised and reconsidered, as it was not likely to be a reality that TCC would meet that target.
- Stakeholder engagement would include valuing the natural environment and an outward facing strategy for the city which would require commitment by many.
- Challenges included population growth and increasing economic activity impeding on the natural environment. Assessments would be made on how far can go on each – e.g. reducing transport.

**In response to questions**

- Work on the numbers around what success looked like would be included in the action plans.
- A lot of feedback was received on the use of chemicals in particular environments and how those competing outcomes were managed, so they had become goals – e.g. changing managerial behaviours.
- Give consideration to priority goals and guidance on the ranking on these.

- Consideration of science, local knowledge, mātauranga Māori needed to form part of resolving conflicts of interest and they would be picked up if included in the strategic priorities.

### Discussion points raised

- The Commissioners recognised the work done and noted the following:
  - Community understanding of terms used – e.g. biophilic principles.
  - The explanation of Māori terms should be in English rather than using other Māori terms.
  - Note how the migration between ecological corridors for flora and fauna could be done safely.
  - Empower local solutions by including what the community can also do towards achieving the goals.
  - Include exotic vegetation as it was reflected throughout the city, especially in residents' gardens.
  - Need to ensure those that have contributed still see themselves in the document as they had put in a lot of time and effort into it.
  - Consideration needed of how Council deals with competing interests and trade-offs with active reserves and spaces.
  - Environmental services were just as important as infrastructure - trees, vegetation etc needed to be factored into planning at an early stage.
  - Need to highlight grey water use recycling as a resource and determine which level to include it.
  - There could be up to 27 different nationalities included in a local citizenship ceremony, so the document needed to be inclusive of these and to celebrate the many ethnic cultures and their festivals. These groups need to see that they were included in the strategy.
  - The document does not reflect enough community involvement and empowering the community to be part of the plans.
  - Include the recent representation review and changes adopted.
  - Suggest the use of other Māori concept models as the one used was outdated.

The General Manager: Strategy & Growth noted that a tracked changes document would be provided to the Commissioners prior to it being released for community engagement.

### RESOLUTION CO13/22/16

Moved: Commissioner Bill Wasley

Seconded: Commissioner Shadrach Rolleston

That the Council:

- (a) Receives the draft Environment Strategy and draft Inclusive City Strategy report.
- (b) Adopts the Draft Tauranga Taurikura – Environment Strategy as a draft for public consultation, once any changes directed at the Council meeting have been incorporated.
- (c) Adopts the Draft Tauranga Matarauui – Inclusive City Strategy as a draft for public consultation, once any changes directed at the Council meeting have been incorporated.
- (d) Delegates the Group Manager: Strategy & Growth consult with the Commissioners before approving the final wording of these amendments, and any minor editorial changes prior to public consultation.
- (e) Approves the proposed public consultation process for both draft strategies as outlined in this report.

- (f) Notes that the goals for both strategies are adopted ‘in principle’ and will remain ‘in principle’ until the action and investment plans delivering on the strategies are completed to ensure alignment throughout the final framework.

**CARRIED**

## 12 DISCUSSION OF LATE ITEMS

Nil

## 13 PUBLIC EXCLUDED SESSION

### RESOLUTION TO EXCLUDE THE PUBLIC

#### RESOLUTION CO13/22/17

Moved: Commissioner Bill Wasley

Seconded: Commissioner Shadrach Rolleston

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
<b>13.1 - Public Excluded Minutes of the Council meeting held on 28 February 2022</b>	s7(2)(a) - The withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons 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)(g) - The withholding of the information is necessary to maintain legal professional privilege 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) - 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
<b>13.2 - Public Excluded Minutes of the Council meeting held on 24 March 2022</b>	s7(2)(a) - The withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons 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	s48(1)(a) - 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

	<p>the information</p> <p>s7(2)(g) - The withholding of the information is necessary to maintain legal professional privilege</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>good reason for withholding would exist under section 6 or section 7</p>
<p><b>13.3 - Public Excluded Minutes of the Council meeting held on 23 May 2022</b></p>	<p>s7(2)(a) - The withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons</p> <p>s7(2)(g) - The withholding of the information is necessary to maintain legal professional privilege</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) - 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>
<p><b>13.4 - Public Excluded Minutes of the Council meeting held on 24 May 2022</b></p>	<p>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</p>	<p>s48(1)(a) - 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>
<p><b>13.5 - Public Excluded Minutes of the Council meeting held on 7 June 2022</b></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) - 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>
<p><b>13.6 - Public Excluded Minutes of the Council meeting held on 13 June 2022</b></p>	<p>s7(2)(a) - The withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons</p> <p>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</p>	<p>s48(1)(a) - 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</p>

	<p>s7(2)(g) - The withholding of the information is necessary to maintain legal professional privilege</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>exist under section 6 or section 7</p>
<p><b>13.7 - Exemption to open competition: Mauao Placemaking Project - professional services and physical works for cultural interpretation</b></p>	<p>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</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>s48(1)(a) - 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>
<p><b>13.8 - Council Resolution for Closed Competition - Kiwirail Underpass</b></p>	<p>s7(2)(a) - The withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons</p>	<p>s48(1)(a) - 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>
<p><b>13.9 - Infrastructure Funding and Financing Transport System Plan update</b></p>	<p>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</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) - 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**

At 12.23pm the meeting adjourned.

At 1.30pm the meeting reconvened.

**11.9 Marine Park reclassification hearings report**

**Staff** Gert van Staden, Senior Strategic Advisor



**RESOLUTION CO13/22/18**

Moved: Commissioner Bill Wasley

Seconded: Commissioner Stephen Selwood

That the Council:

- (a) Receives the written submissions and tabled correspondence in relation to the proposed reclassification of part of Marine Park and hear verbal submissions in support of the written feedback received.
- (b) Notes that a final decision on the reclassification will be made by way of a later deliberations report to fully consider the submissions received, tangata whenua engagement and any feedback from the Minister of Conservation.

**CARRIED**

The following members of the public spoke to their submission to the Marine Park reclassification.

**James Critchley**

- Considered it a no brainer and, knowing the team, felt there would be a lot of people making use of the park particularly working with the schools.
- Spoken to environment and pasifika groups who noted it would be great for the area and for the small area of land at the Mount.

**In response to the submitter**

- Noted the concern of use of reserve space; however, if planned well, it would enhance the colleges in the area.

**Priority One – Nigel Tutt**

- Encourage the growth and the research for the farm; look at positives.
- Environmental protection critical for business and whole community, the port and the region.
- Good example with the Rena disaster - Waikato University was invaluable with the research.
- The infrastructure adds to a region and increases standards. It directly helps with the engagement of students, especially in health and for Māori in STEM Waikato as it had a great reputation
- Would add distinctiveness.
- A small piece of land would be attracting more people and lots of benefits which would outweigh other factors.
- Lincoln University was a good example of attractive research for students in terms of value and the regional advantages of the green-blue nexus.

**Ron Pinkham (Tabled document)**

- Opposed to the proposal. When the area was set up it was known that land was at a premium.
- Previous submissions should have been declared irrelevant last time.
- The area must stay as a reserve, as per the Minister's last decision.
- Need perspective as the University was a commercial venture and had other options.
- Suggestion made for a more suitable site with less community opposition.
- Past actions of Council had caused the lack of use for the original proposal.
- Last 24/7 area for vessels left in Tauranga and should be looked at in terms of future proofing Sulphur Point.



- Queried whether Waikato University had offered any monetary contribution for development for Sulphur Point.
- Showed a lack of concern for the people of Tauranga.

**In response to the submitter**

- The Commissioners were the decision makers.
- If the land remained as a reserve, it could be used for other purposes.
- This consultation was around the use of the land for a University.

**Geoff Andrews**

- Troubled by what was happening with the piece of land when the Minister clearly rejected a proposal in 2018; this seemed to be an attempt to overcome this past decision.
- Considered that the current proposal had no substance and did not think it complied with the legislation.
- Quoted from the Reserves Act 1977 re local purposes reserves which precluded any sort of building.
- Reserves Act purpose was for the provision of sport and recreation, so Council had an obligation to protect that; suggested it would be a folly to reclassify the land especially with housing intensification taking place in the city.
- Considered that the Minister had not wanted the reserve removed.
- Mr Andrews noted that he had used the reserve over the last 40 years. Walking access on the proposed site access would still be available.

**In response to the submitter**

- This was an open process; Council had decided to hold hearings even though they were not obligated to hold them.
- The Reserves Act also noted conservation, recreation and educational value.
- Commissioners understood the Minister had concerns at the time that the land would no longer be a reserve; however, this proposal maintained the site for reserve processes and a number of classifications.
- If reclassification extended beyond 6% there would need to be another process.

**Peter Jones**

- Mr Jones built the Fish and Dive Club at Sulphur Point.
- 7000sqm building removed a lot of car parking. At present the ramps were filled as were the carparks.
- Already needed another ramp now - it cost \$40,000 when the Fish and Dive Club was built.
- People came for the beach and harbour, but this would remove parking and boat launching access.
- Sulphur Point was ideal for boating and parking of boat trailers.
- The grass area should not be built on as it was needed for parking.
- There was a dry stack behind the dive centre for local boats.

**In response to submitters**

- Council was looking at a second launching ramp and boat and trailer parking.

**Geoff Hambling**

- Another ramp was planned for that area, but there was no associated parking space.
- Future planning for this site and the harbour generally needed to include boat access/ramps and trailer parking.
- Deep water access was needed as well as provision for growth; there were a lot of boat owners and users in Tauranga.

- Any building development on the site should be up not out.

**In response to the submitter**

- TCC was doing work around marine facilities and facing the challenges around growing city areas at capacity.
- Work that Council was doing was broader than Sulphur Point, and would include usage levels.

**David Gatland**

- Trailer boat person, mostly on Saturdays.
- Concerned that it would be hard to reverse the decision if it went ahead even if it proved to be a poor change.
- Many activities relied on proximity to the harbour.
- On weekends the area was busy and jam packed especially with parking; thought this could become very confusing and would only get worse.
- It was a great facility and the current usage would grow, as would the need to park cars and trailers.
- Queried whether the university could function elsewhere in the community, remote from the beach, or even in Tauranga.
- Region was under growing pressure to expand and rezoning could restrict this.
- Questioned if the proposal was a nice to have or a need to have.

**In response to the submitter**

- It was noted that there had been a wide look at different options and the university did need to have ready access to the sea.
- Council was looking at parking options and marina expansion and was aware of growing needs within the community.

**Jack Busby (Tabled document)**

- Considered the proposal showed lack of foresight.
- Boat trailer parking needed to be protected.
- Currently experiencing growing demand and limitations on further growth. Covid had changed the landscape resulting in many more recreational boats in the area, which caused a huge backlog on parking.
- Noted that traffic was also stopped at rail crossing because of the doubling of trains.
- The University would not increase traffic.
- Questioned whether car access to the site would come from either Keith Allen Drive or Cross Road; both were busy with traffic.
- Large number of homeless people in the vicinity so would require fencing; considered this would lower the amenity value more.
- Traffic needs assessment required. Then University would be a large building and there were many factors to consider.
- Open space was precious and could not be regained once it was gone.
- Opportunities to redevelop parking areas to be more efficient would depend on the number of ramps into deep water channels and where those boat users could park their cars.
- Preferred open parking to a building; considered something would be needed this summer.

**In response to the submitter**

- Additional parking could not be provided until the Marine Strategy was completed.
- Over time as the city had grown, the recreation reserve was at least 50% taken up with boats Friday through Sunday - need to consider if this was an appropriate use for the whole reserve.
- Great to see people from all over coming to enjoy the harbour on boats and jet skis.

- It was recognised that there needed to be detailed planning and specific studies on what Tauranga wanted to be and how it wanted to grow.

#### **14 CLOSING KARAKIA**

Commissioner Shad Rolleston gave the closing karakia.

**The meeting closed at 2.47 pm.**

**The minutes of this meeting were confirmed as a true and correct record at the Ordinary Council meeting held on 25 July 2022.**

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**CHAIRPERSON**

UNCONFIRMED