



AGENDA

Ordinary meeting of the

Nelson City Council

**Thursday 2 June 2016
Commencing at 9.00am
Council Chamber
Civic House
110 Trafalgar Street, Nelson**

Membership: Her Worship the Mayor Rachel Reese (Chairperson), Councillors Luke Acland, Ian Barker, Ruth Copeland, Eric Davy, Kate Fulton, Matt Lawrey, Paul Matheson (Deputy Mayor), Brian McGurk, Gaile Noonan, Pete Rainey, Tim Skinner and Mike Ward

Opening Prayer**1. Apologies**

Nil

2. Confirmation of Order of Business**3. Interests**

3.1 Updates to the Interests Register

3.2 Identify any conflicts of interest in the agenda

4. Public Forum

4.1 Belinda Fletcher

Belinda will speak about the proposal to sell Bett Car Park for a special housing development.

4.2 Barbara Tanner

Barbara will speak about the proposal to sell Bett Car Park for a special housing development.

4.3 Andrew Stanger on behalf of Natalia Harrington - Hybrid Homes and Living Ltd

Andrew will be speaking on behalf of Natalia Harrington, of Hybrid Homes and Living Ltd, about Special Housing Areas (Dodson Valley).

4.4 Larry Rueter

Larry will speak about the proposal to sell Bett Car Park for a special housing development.

5. Confirmation of Minutes

5.1 11 & 12 May 2016 **17 - 46**

Document number M1879

Recommendation

THAT the minutes of the meeting of the Council, held on 11 and 12 May 2016, be confirmed as a true and correct record.

6. Mayor's Report 47

Document number R5994

Recommendation

THAT the Mayor's Report (R5994) be received.

7. Adoption of the Annual Plan 2016/17 48 - 71

Document number R5584

Recommendation

THAT the report Adoption of the Annual Plan 2016/17 (R5584) and its attachments (A1518261, A1551142 and A1551144) be received;

AND THAT the Annual Plan 2016/17 be adopted;

AND THAT the Mayor and Chief Executive be delegated to make any necessary minor editorial amendments prior to the Annual Plan 2016/17 being released to the public;

AND THAT the Nelson City Council sets the following rates under the Local Government (Rating) Act 2002, on rating units in the district for the financial year commencing on 1 July 2016 and ending on 30 June 2017.

The revenue approved below will be raised by the rates and charges that follow.

Revenue approved:

General Rate
\$35,678,248

Uniform Annual General Charge
\$8,371,750

Stormwater and Flood Protection Charge
\$4,897,421

Waste Water Charge
\$6,864,245

Water Annual Charge
\$3,518,255

Water Volumetric Charge
\$8,209,263

Clean Heat Warm Homes and Solar Saver
\$553,113

Rates and Charges (excluding GST)
\$68,092,295

Goods and Services Tax
(at the current rate)
\$10,213,844

Total Rates and Charges
\$78,306,139

The rates and charges below are GST inclusive.

(1) General Rate

A general rate set under section 13 of the Local Government (Rating) Act 2002, assessed on a differential land value basis as described below:

- **a rate of 0.67343 cents in the dollar of land value on every rating unit in the "residential – single unit" category.**
- **a rate of 0.67343 cents in the dollar of land value on every rating unit in the "residential empty section" category.**

- ***a rate of 0.74077 cents in the dollar of land value on every rating unit in the "single residential unit forming part of a parent valuation, the remainder of which is non-rateable" category. This represents a 10% differential on land value.***
- ***a rate of 0.74077 cents in the dollar of land value on every rating unit in the "multi residential" category. This represents a 10% differential on land value.***
- ***a rate of 1.67415 cents in the dollar of land value on every rating unit in the "commercial – excluding inner city and Stoke commercial" subject to 100% commercial and industrial (occupied and empty) category. This represents a 148.6% differential on land value.***
- ***a rate of 1.42431 cents in the dollar of land value on every rating unit in the "commercial – excluding inner city and Stoke commercial" subject to 25% residential and 75% commercial" category. This represents a 111.5% differential on land value.***
- ***a rate of 1.17379 cents in the dollar of land value on every rating unit in the "commercial – excluding inner city and Stoke commercial" subject to 50% residential and 50% commercial" category. This represents a 74.3% differential on land value.***
- ***a rate of 0.92395 cents in the dollar of land value on every rating unit in the "commercial – excluding inner city and Stoke commercial" subject to 75% residential and 25% commercial" category. This represents a 37.2% differential on land value.***
- ***a rate of 2.41829 cents in the dollar of land value on every rating unit in the "commercial inner city" subject to 100% commercial and industrial (occupied and empty) category. This represents a 259.1% differential on land value.***
- ***a rate of 1.98191 cents in the dollar of land value on every rating unit in the "commercial inner city subject to 25% residential and 75% commercial" category. This represents a 194.3% differential on land value.***

- ***a rate of 1.54620 cents in the dollar of land value on every rating unit in the "commercial inner city subject to 50% residential and 50% commercial" category. This represents a 129.6% differential on land value.***
- ***a rate of 1.10981 cents in the dollar of land value on every rating unit in the "commercial inner city subject to 75% residential and 25% commercial" category. This represents a 64.8% differential on land value.***
- ***a rate of 2.30852 cents in the dollar of land value on every rating unit in the "Stoke commercial subject to 100% commercial and industrial (occupied and empty)" category. This represents a 242.8% differential on land value.***
- ***a rate of 1.89975 cents in the dollar of land value on every rating unit in the "Stoke commercial subject to 25% residential and 75% commercial" category. This represents a 182.1% differential on land value.***
- ***a rate of 1.49098 cents in the dollar of land value on every rating unit in the "Stoke commercial subject to 50% residential and 50% commercial" category. This represents a 121.4% differential on land value.***
- ***a rate of 1.08220 cents in the dollar of land value on every rating unit in the "Stoke commercial subject to 75% residential and 25% commercial" category. This represents a 60.7% differential on land value.***
- ***a rate of 0.43773 cents in the dollar of land value on every rating unit in the "rural" category. This represents a minus 35% differential on land value.***
- ***a rate of 0.60609 cents in the dollar of land value on every rating unit in the "small holding" category. This represents a minus 10% differential on land value.***

(2) Uniform Annual General Charge

A uniform annual general charge under section 15 of the Local Government (Rating) Act 2002 of \$413.27 per separately used or inhabited part of a rating unit.

(3) Stormwater and Flood Protection Charge

A targeted rate under section 16 of the Local Government (Rating) Act 2002 of \$271.47 per rating unit, (excluding rural category, small holding category and residential properties east of Gentle Annie saddle, Saxton's Island and Nelson City Council's storm water network).

(4) Waste Water Charge

A targeted rate for waste water disposal under section 16 of the Local Government (Rating) Act 2002 of:

- \$389.54 per separately used or inhabited part of a residential, multi residential, rural and small holding rating units, that is connected either directly or through a private drain to a public waste water drain.**
- For commercial rating units, a waste water charge of \$97.39 per separately used or inhabited part of a rating unit that is connected either directly or through a private drain to a public waste water drain. Note: a "trade" waste charge will also be levied.**

(5) Water Annual Charge

A targeted rate for water supply under Section 16 of the Local Government (Rating) Act 2002, of:

Water charge (per connection) \$194.99

(6) Water Volumetric Rate

A targeted rate for water provided under Section 19 of the Local Government (Rating) Act 2002, of:

Price of water:

**Usage up to 10,000 cu.m/year
\$2.036 per m³**

**Usage from 10,001 to 100,000 cu.m/year
\$1.517 per m³**

**Usage over 100,000 cu.m/year
\$1.198 per m³**

**Summer irrigation usage over 10,000 cu.m/year
\$1.776 per m³**

(7) Clean Heat Warm Homes

A targeted rate per separately used or inhabited part of a rating unit that has been provided with home insulation and/or a heater to replace a non-complying solid fuel burner under Section 16 of the Local Government (Rating) Act 2002 in accordance with agreement of the original ratepayer, of:

- **For properties levied the Clean Heat Warm Homes as a result of agreements entered into after 1 July 2011, the targeted rate for each year for 10 years will be the total cost of the installed works excluding GST, divided by 10, plus GST.**
- **For properties levied the Clean Heat Warm Homes as a result of agreements entered into prior to 1 July 2011 the targeted rate of:**

Loan Assistance Range	Installation after 30 Sept 2010	Completed prior to 30 Sept 2010
\$1,400 to \$1,599	\$140.00	\$143.11
\$1,600 to \$1,799	\$160.00	\$163.56
\$1,800 to \$1,999	\$180.00	\$184.00
\$2,000 to \$2,199	\$200.00	\$204.44
\$2,200 to \$2,399	\$220.00	\$224.89
\$2,400 to \$2,599	\$240.00	\$245.34
\$2,600 to \$2,799	\$260.00	\$265.78
\$2,800 to \$2,999	\$280.00	\$286.22
\$3,000 to \$3,199	\$300.00	\$306.67
\$3,200 to \$3,399	\$320.00	\$327.11
\$3,400 to \$3,599	\$340.00	\$347.56
\$3,600 to \$3,799	\$360.00	\$368.00
\$3,800 to \$3,999	\$380.00	\$388.44

Loan Assistance Range	Installation after 30 Sept 2010	Completed prior to 30 Sept 2010
\$4,000 to \$4,199	\$400.00	\$408.89
\$4,200 to \$4,399	\$420.00	\$429.34
\$4,400 to \$4,599	\$440.00	\$449.78
\$4,600 to \$4,799	\$460.00	\$470.22
\$4,800 to \$4,999	\$480.00	\$490.67

(8) Solar Hot Water Systems

A targeted rate for any separately used or inhabited parts of a rating unit that has been provided with financial assistance to install a solar hot water system under Section 16 of the Local Government (Rating) Act 2002 in accordance with agreement of the original ratepayer, of the following factors on the extent of provision of service (net cost of the work including GST after deducting EECA grant, plus funding cost):

- 0.14964 (including GST) for agreements entered into prior to 1 July 2011, multiplied by the Net Cost of the Work adjusted for any increased GST.***
- 0.13847 (including GST) for agreements entered into after 1 July 2011 multiplied by the Net Cost of the Work.***

Other Rating Information:

Due Dates for Payment of Rates

The above rates (excluding water volumetric rates) are payable at the Nelson City Council office, 110 Trafalgar Street, Nelson and shall be payable in four instalments on the following dates:

Instalment Number	Instalment Due Date	Last Date for Payment	Penalty Date
Instalment 1	1 August 2016	22 August 2016	26 August 2016
Instalment 2	1 November 2016	21 November 2016	25 November 2016
Instalment 3	1 February 2017	20 February 2017	24 February 2017
Instalment 4	1 May 2017	22 May 2017	26 May 2017

Rates instalments not paid on or by the Last Date for payment above will incur penalties as detailed in the section "Penalty on Rates".

Due Dates for Payment of Water Volumetric Rates

Residential water volumetric rates are payable at the Nelson City Council office, 110 Trafalgar Street, Nelson and shall be payable on the following dates:

Billing Month	Last Date for Payment	Penalty Date
July 2016	15 September 2016	21 September 2016
August 2016	15 September 2016	21 September 2016
September 2016	17 October 2016	21 October 2016
October 2016	15 December 2016	21 December 2016
November 2016	15 December 2016	21 December 2016
December 2016	16 January 2017	23 January 2017
January 2017	15 March 2017	21 March 2017
February 2017	15 March 2017	21 March 2017
March 2017	16 April 2017	21 April 2017

April 2017	15 June 2017	21 June 2017
May 2017	15 June 2017	21 June 2017
June 2017	17 July 2017	21 July 2017

Special (final) water volumetric rates will be payable 14 days from the invoice date of the special (final) water reading as shown on the water invoice.

Commercial water volumetric rates: last date for payment will be the 20th of the month following the invoice date as shown on the water volumetric rate invoice. The penalty date will be the fourth business day after the Last Date for Payment.

Penalty on Rates

Pursuant to Sections 57 and 58 of the Local Government (Rating) Act 2002, the council authorises the following penalties on unpaid rates (excluding volumetric water rate accounts) and delegates authority to the Group Manager Corporate Services to apply them:

- a charge of 10% of the amount of each rate instalment remaining unpaid on the penalty date as shown in the above table and also shown on each rate instalment notice.***
- a charge of 10% will be added to any balance remaining outstanding from a previous rating year (including penalties previously charged) as at 31st December 2016 on 6 January 2017.***
- a further additional charge of 10% will be added to any balance remaining outstanding from a previous rating year (including penalties previously charged) as at 30 June 2017 on 6 July 2017.***

Penalty on Water Volumetric Rates

Pursuant to Sections 57 and 58 of the Local Government (Rating) Act 2002, the council authorises the following penalties on unpaid volumetric water rates and delegates authority to the Group Manager Corporate Services to apply them:

- ***a charge of 10% of the amount of each volumetric water rate account remaining unpaid on the penalty date as shown in the above table and also shown on each volumetric water rate account.***

Penalty Remission

In accordance with Council's rate remission policy, the Council will approve the remission of the penalty added on instalment one due to late payment provided the total annual rates are paid in full by 21 November 2016. If full payment of the annual rates is not paid by 21 November 2016 the penalties relating to the first instalment outlined above will apply.

The above penalties will not be charged where Council has agreed to a programme for payment of outstanding rates.

The Group Manager Corporate Services is given discretion to remit rates penalties either in whole or part in accordance with Council's approved rates remission policy, as may be amended from time to time.

Discount on Rates

Pursuant to Section 55 of the Local Government (Rating) Act 2002, the Council will allow a discount of 2.0 percent of the total rates (excluding volumetric water rates) where a ratepayer pays the year's rates in full on or before the due date for instalment one being 22 August 2016.

Payment of Rates

The rates shall be payable at the Council offices, Civic House, 110 Trafalgar Street, Nelson between the hours of 8.30am to 5.00pm Monday, Tuesday, Wednesday and Friday and 9.00am to 5.00pm Thursday.

Where any payment is made by a ratepayer 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.

AND THAT the revised Nelson City Council Rates Postponement Policy (A1551144) and Rates Remissions Policy (A1551142) as attached be adopted.

8. Public Feedback on Proposal to Sell Bett Carpark 72 - 130

Document number R5772

Recommendation

THAT the report Public Feedback on Proposal to Sell Bett Carpark (R5772) and its attachments (A1544721 and A1554221) be received;

AND THAT Council use the public feedback received in considering whether or not to sell Bett Carpark for a qualifying development under the Housing Accord and Special Housing Areas Act 2013.

9. Special Housing Areas 131 - 147

Document number R5858

Recommendation

THAT the report Special Housing Areas (R5858) and its attachments (A1548015, A1548048, A1551280, and A1548018) be received;

AND THAT Council approve 1 & 5 Tahunanui Drive (A1548048) and 19 & 21 Beach Road (A1548015) as potential Special Housing Areas;

AND THAT Council approve the amendment to the qualifying development criteria for the number of storeys for the Ocean Lodge Special Housing Area (A1548018);

AND THAT Her Worship the Mayor recommend those potential areas (Tahunanui Drive and Beach Road) and the amendment to Ocean Lodge SHA to the Minister of Building and Housing for consideration as Special Housing Areas under the Housing Accord and Special Housing Areas Act 2013.

10. Elected Members' Reimbursement and Expenses Policy 2016-2019 148 - 178

Document number R5479

Recommendation

THAT the report Elected Members' Reimbursement and Expenses Policy 2016-2019 (R5479) and its attachments (A355751, A1538389, A1547293 and A1546381) be received;

AND THAT Council adopts the Elected Members' Reimbursement and Expenses Policy (A1546381) as attached to report R5479, to be submitted to the Remuneration Authority for approval.

11. Administrative Matters 179 - 181

Document number R5993

Recommendation

THAT the report Administrative Matters (R5993) and its attachment (A1103850) be received;

AND THAT Council approves/declines approximately \$924 of funding from the additional funding pool to enable Councillor Lawrey to attend the Local Government New Zealand Conference in 2016.

12. Local Government New Zealand Annual General Meeting 182 - 187

Document number R5965

Recommendation

THAT the report Local Government New Zealand Annual General Meeting (R5965) and its attachment (A1552098) be received;

AND THAT the following constitute Council representation at the 2016 Annual General Meeting:

Presiding Delegate: Her Worship the Mayor

Other Delegates: Councillor _____

Councillor _____ or Chief Executive

Or if Her Worship the Mayor is unavailable

Presiding Delegate: Councillor _____

Other Delegates: Councillor _____

Chief Executive

Observers: Councillor _____

Councillor _____

PUBLIC EXCLUDED BUSINESS

13. Exclusion of the Public

Recommendation

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

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

Item	General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Particular interests protected (where applicable)
1	Consideration of Bett Carpark Request for Proposals - Sale of Bett Carpark for Special Housing Area	Section 48(1)(a) The public conduct of this matter would be likely to result in disclosure of information for which good reason exists under section 7	The withholding of the information is necessary: <ul style="list-style-type: none">• Section 7(2)(h) To enable the local authority to carry out, without prejudice or disadvantage, commercial activities• Section 7(2)(i) To enable the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)• Section 7(2)(j) To prevent the disclosure or use of official information for improper gain or improper advantage

14. Re-admittance of the public

Recommendation

THAT the public be re-admitted to the meeting.

Note:

- **Youth Councillors Hayley Goldthorpe and Samuel Kuo will be in attendance at this meeting.**

Minutes of a meeting of the Nelson City Council

**Held in the Council Chamber, Civic House, 110 Trafalgar Street,
Nelson**

On Wednesday 11 May 2016, commencing at 9.01am

Present: Her Worship the Mayor R Reese (Chairperson), Councillors L Acland, I Barker, R Copeland, K Fulton, M Lawrey, P Matheson (Deputy Mayor), B McGurk, G Noonan, P Rainey, T Skinner and M Ward

In Attendance: Chief Executive (C Hadley), Group Manager Infrastructure (A Louverdis), Group Manager Strategy and Environment (C Barton), Group Manager Community Services (C Ward), Group Manager Corporate Services (N Harrison), Senior Strategic Adviser (N McDonald), Manager Communications Acting Manager Libraries and Heritage Facilities (P Shattock), Asset Analyst (D Bartkowiak), Senior Accountant (T Hughes), Policy Coordinator (J Loughnan), and Administration Advisers (S Burgess and E-J Ruthven)

Apology: Councillor E Davy

Opening Prayer

Councillor Noonan gave the opening prayer.

1. Apology

Resolved CL/2016/109

***THAT the apology from Councillor Davy be received
and accepted.***

Her Worship the Mayor/Noonan

Carried

Attendance: Councillor Skinner joined the meeting at 9.02am, and Councillor Fulton joined the meeting at 9.03am

2. Confirmation of Order of Business

An 'Additional Information' document (A1544694) was tabled.

Her Worship the Mayor advised of one late item for the meeting, and that the following resolution needed to be passed for the item to be considered:

Resolved CL/2016/110

THAT the report regarding Deliberations on the draft Annual Plan 2016/17 – Part 2 be considered at this meeting as a major item not on the agenda, pursuant to Section 46A(7)(a) of the Local Government Official Information and Meetings Act 1987, to enable a timely decision to be made.

Her Worship the Mayor/McGurk

Carried

Attachments

1 A1544694 - Tabled Document - Additional Information

3. Interests

Councillor Fulton declared an interest in the submission from Simon and Jane Murray.

There were no updates to the Interests Register, and no further interests with items on the agenda were declared.

4. Confirmation of Minutes

4.1 3 and 4 May 2016

Document number M1866, agenda pages 4 - 25 refer.

Resolved CL/2016/111

THAT the minutes of the meeting of the Council held on 3 and 4 May 2016, be confirmed as a true and correct record.

Noonan/Her Worship the Mayor

Carried

5. Deliberations on the draft Annual Plan 2016/17 - Part 1

Document number R5730, agenda pages 26 - 61 refer.

Her Worship the Mayor summarised the officer reports. She advised that resolutions would be made in principle so that financial information could be updated and considered, before all decisions were then confirmed.

Her Worship the Mayor asked councillors to detail any matters that had not been included in the officer reports, which they wished to be included in the deliberations. Several matters were raised, to be considered in the appropriate activity area as the meeting progressed.

Resolved CL/2016/112

THAT the report Deliberations on the draft Annual Plan 2016/17 - Part 1 (R5730) and its attachments (A1532915, A1536482 and A1543604) be received;

AND THAT the spreadsheet in Attachment 1 (A1532915), as amended, be used as the basis of responses to submitters on matters raised and to amend the draft Annual Plan 2016/17 as necessary.

Her Worship the Mayor/Barker

Carried

Resolved CL/2016/113

THAT the report Deliberations on the draft Annual Plan 2016/17 – Part 2 (R5884) and its attachment (A1543422) be received.

Fulton/Ward

Carried

Transport

Attendance: Councillor Matheson left the meeting from 9.33am to 9.37am.

In response to a question, Senior Strategic Adviser, Nicky McDonald, explained the need to code projects to activity areas in Council's general ledger, and how this was assessed.

5.1 Haven Precinct

Questions were asked about the Haven Precinct development regarding budget, concept plans, engagement and timing. The Chief Executive, Clare Hadley, clarified that no increase in budget was required for the Haven Precinct project. She explained that a project manager had been identified, and summarised the potential difficulties in consulting on a key Council project during an election campaign period.

Councillors expressed disappointment that the project may be delayed due to the timing of the election, and supported the continuation of the project over that time. It was suggested that a project plan timeline be presented to a future Council meeting. Mrs Hadley acknowledged the priority Councillors placed on the Haven Precinct project.

Resolved CL/2016/114

THAT Council appreciates the enthusiasm in the Haven Precinct development and indicates to submitters that this is a priority project for Council and there will be a public engagement process once concept plans are developed.

Fulton/McGurk

Carried

5.2 Nelson CBD

Attendance: Councillor Rainey left the meeting from 9.55am to 9.56am.

The meeting discussed the Nelson CBD and noted a report on the summer closure of the top of Trafalgar Street was scheduled for Council. It was suggested that Council should be flexible and allow small projects to be trialled with ease.

It was suggested that shade cover was needed in the 1903 Square for those watching performances. It was noted that shade cloth had been ordered for the performance stage at the 1903 Square, and it was suggested that funding for the additional shade cover could come from the CBD Enhancement budget.

Attendance: Councillor Ward left the meeting at 10.06am.

It was suggested the closure of the top of Trafalgar Street was not supported by businesses in that location, therefore Council should direct its attention to projects that had the support of local businesses.

Attendance: Councillor Ward returned to the meeting at 10.08am.

5.3 Smokefree CBD

In response to comments, Mrs Hadley clarified that existing signs in playgrounds and sportsfields were for 'Smokefree' areas.

There was support for a report to consider further options for a Smokefree CBD in line with the governments drive to be Smokefree by 2025, including regulatory approaches such as a bylaw. It was pointed out that a bylaw would require clarity around enforcement, which would require Council resources.

It was also suggested that Council find creative ways to support local businesses that were choosing to be Smokefree voluntarily.

Resolved CL/2016/115

THAT Nelson City Council supports an extension of its Smokefree policy and that Council officers investigate options for expanding Council's smokefree policy, using education rather than regulatory approaches, and assessing this work against other policy priorities.

Noonan/Her Worship the Mayor

Carried

5.4 Nelson's walk/cycle network

Attendance: Councillor Lawrey left the meeting at 10.23am.

There was discussion regarding cycle safety in the northern state highway area. Senior Asset Engineer - Transport and Roading, Rhys

Palmer, advised the volume of people using that area for cycling was not as significant as other areas of Nelson with gaps in cycling infrastructure, and that other areas would take higher priority.

In response to questions, Mr Palmer provided further detail on proposed cycle connections in Nelson. Concerns were raised about cycling near Clifton Terrace school, which had a 100km/hr speed limit.

It was suggested that the Regional Transport Committee could consider the matter of cycle safety in the northern state highway area.

Attendance: Councillor Lawrey returned to the meeting at 10.25am.

Resolved CL/2016/116

THAT provision of cycle safety signage on Cable Bay Road be considered following further investigation into its likely effectiveness and with any funding required to be sourced from existing budgets;

AND THAT the matter of cycle safety in the northern state highway area (Cable Bay) be referred to the Regional Transport Committee for further discussion.

Copeland/Fulton

Carried

5.5 Travel demand management

Councillors discussed the matter of travel demand management. Mr Palmer provided detail on current strategies and projects in this area. He highlighted the challenge of working within Council's current Parking Policy, noting that significantly more work could not be done without changing this Policy.

It was noted that the Regional Transport Committee had a \$20,000 annual budget per annum to develop strategies and studies. It was suggested this could be used to develop a travel demand management strategy, and investigate infrastructure optimisation options, including the feasibility of a bus service between Richmond and Nelson.

Mr Palmer noted that work in this area would usually be developed and included in Council's Transport Asset Management Plan, as opposed to preparing a standalone strategy.

Attendance: The meeting adjourned for morning tea from 10.46am to 11.02am.

Mrs Hadley advised that if the suggested investigation and strategy development were to be carried out within Council's resources, this would mean a current project would need to be delayed to make resource available.

Several councillors supported the recruitment of additional officer resource to support work on traffic congestion issues. It was highlighted that Council had seen successful results from encouraging active transport.

It was suggested that the Chair and members of the Regional Transport Committee could work in conjunction with the New Zealand Transport Agency to consider how stakeholders could work together and advocate to improve travel demand management.

Resolved CL/2016/117

THAT the Chair and members of the Regional Transport Committee engage with aligned stakeholder groups to provide feedback on priorities in Council's travel demand activity areas, noting this will be externally facilitated.

Copeland/Fulton

Carried

Councillor Barker requested that his vote against the motion be recorded.

5.6 Nelson Southern Link investigation

Officer comments in the report were noted.

5.7 Graffiti

Councillors discussed graffiti on government agency property and personal property. Concern was expressed that initiatives in this area would only deal with graffiti removal, and not the reasons for graffiti. It was pointed out that Nelmac was efficient at removing graffiti from Council property once notified, and took photos for use by the Police.

Resolved CL/2016/118

THAT officers discuss a more effective approach to graffiti removal with Network Tasman and the NZ Transport Agency.

Noonan/McGurk

Carried

Attendance: Councillor Noonan left the meeting from 11.32am to 11.34am.

A suggestion was made to ensure greenery was incorporated into smaller infrastructure projects such as roundabouts.

Water Supply

5.8 Fluoride

Councillor Copeland, seconded by Councillor Noonan, moved a motion:

THAT Council present to the Nelson Marlborough District Health Board (NMDHB) at its meeting on 24 May 2016 expressing concerns over plans to fluoridate Nelson water Supply. Points of Concern:

- The potential cost to ratepayers of water treatment product and required infrastructure improvements.*
- Discharge of fluoride to the environment and the unknown long term effects on the catchment.*
- Lack of opportunities for public interface with NMDHB process.*

It was confirmed there was a forum opportunity at the Nelson Marlborough District Health Board meeting on 24 May 2016, although it was unclear if this was open to the general public.

The mover and seconder agreed to add the words '*of submitters to the Council's draft Annual Plan 2016/17*', after the word 'concerns'.

It was emphasised that a resolution must have no ambiguity about the fact it was not Council's position on the matter of water fluoridation.

Councillor Fulton, seconded by Her Worship the Mayor, moved an amendment to add an additional bullet to the motion:

- The type of fluoride added is non-nature equivalent.*

It was suggested this amendment reflected a large number of submitters' concerns about fluoride.

The amendment was put and lost. The meeting returned to the original motion.

Councillor Acland, seconded by Councillor Barker, moved an amendment to add after the words 'water supply', the words (*noting this is not feedback on Council's position*). Councillors spoke for and against the amendment.

The amendment was put and carried, and became the substantive motion. The motion was left to lie on the table to be considered at a later point in the meeting.

5.9 Waimea Community Dam

Officer comments in the report were noted.

5.10 Discoloured water

In response to questions, Senior Asset Engineer – Utilities, Phil Ruffell explained the likely causes of the discolouration of water currently being experienced by many residents. He confirmed it was linked to the current trial of solely using water from the Maitai Dam for Nelson's water supply to test it as an option for ongoing use.

Mr Ruffell said he believed that once the trial ended, complaints from residents would abate.

Attendance: Councillor Copeland left the meeting at 12.00pm. Councillor Lawrey left the meeting at 12.02pm.

In response to a question, Mr Ruffell advised the discolouration of water was not linked to operations at the Water Treatment Plant and the water was leaving the plant at an appropriate standard. He said he anticipated the issue with discolouration would be able to be fixed in the medium term.

Attendance: Councillor Copeland returned to the meeting at 12.04pm, Councillor Lawrey returned to the meeting at 12.07pm, and Councillor Acland left the meeting at 12.07pm.

In response to further questions, Mr Ruffell advised the trial had been set for eight weeks, and worthwhile results had been achieved after four to five weeks. He said the discoloured water had not been anticipated.

Councillors agreed to return to this issue at a later point in the meeting.

Attendance: Councillor Ward left the meeting at 12.12pm.

5.11 Water leaks

In response to a question, Mr Ruffell explained how use of water through fire hydrants could be measured.

Attendance: Councillors Acland and Ward returned to the meeting at 12.14pm.

It was suggested the responses to submitters about water leaks should emphasise that environmental impacts, not costs, were the driver for addressing water leaks.

Wastewater

5.12 Gracefield Beheading

Resolved CL/2016/119

THAT the first year options report on the Gracefield beheading project be brought forward from 2018/19 to 2016/17 along with the required funding of \$54,066.

Matheson/Noonan

Carried

Stormwater/Flood protection

5.13 Coleridge Place

Officer comments in the report were noted.

5.14 Day's Track

Officer comments in the report were noted.

5.15 Arapiki Road

Resolved CL/2016/120

THAT the first year options report on the Arapiki Road project be brought forward from 2018/19 to 2016/17 along with the required funding of \$50,000.

Noonan/Copeland

Carried

5.16 Atmore Terrace

The meeting discussed the Atmore Terrace stormwater request, comparing it to the Arapiki Road project. In response to questions, Mr Ruffell provided further detail on each project.

Attendance: Councillor Fulton left the meeting at 12.25pm.

5.17 Wakapuaka

Group Manager Strategy and Environment, Clare Barton, explained the current consent requirements for clearing gravel build up in streams and rivers. She further explained the challenges of drains, legally defined as water courses, running through to significant natural areas.

Attendance: Councillor Fulton returned to the meeting at 12.27pm.

Ms Barton advised the information on this matter would be reported back as part of the work on the Nelson Plan.

Attendance: The meeting adjourned for lunch from 12.40pm to 1.33pm, during which time Councillors Ward and Skinner left the meeting.

5.18 Fluoride (continued)

The meeting returned to consider the motion regarding fluoride, that had been left to lie on the table earlier in the day. With the agreement of the meeting, the mover and seconder withdrew the motion on the table.

Attendance: Councillor Ward returned to the meeting at 1.37pm.

Councillor Noonan, seconded by Her Worship the Mayor, moved an alternative motion:

THAT Council request to be heard at Nelson Marlborough District Health Board's (NMDHB) meeting on 24 May 2016 to express concerns of submitters to the Council's draft Annual Plan 2016/17 over plans to fluoridate Nelson water Supply (noting this is not feedback on Council's position). The point of

concern being the lack of opportunities for public interface with the NMDHB.

Councillors discussed the motion, and expressed views for and against the motion.

Councillors in support of the motion noted that it would enable Council to pass on submitters' concerns regarding fluoride to the NMDHB. Councillors against the motion noted that the decision on introducing fluoride to the water supply had not yet passed to the NMDHB, nor had it had an opportunity to establish a process regarding the decision.

A division was called:

Councillor Acland	No
Councillor Barker	No
Councillor Copeland	Aye
Councillor Davy	Apology
Councillor Fulton	Aye
Councillor Lawrey	No
Councillor Matheson	Aye
Councillor McGurk	No
Councillor Noonan	Aye
Councillor Rainey	No
Councillor Skinner	Absent
Councillor Ward	Aye
Her Worship the Mayor	Aye

The motion was passed, 6-5.

Resolved CL/2016/121

THAT Council request to be heard at Nelson Marlborough District Health Board's (NMDHB) meeting on 24 May 2016 to express concerns of submitters to the Council's draft Annual Plan 2016/17 over plans to fluoridate Nelson water Supply (noting this is not feedback on Council's position). The point of concern being the lack of opportunities for public interface with the NMDHB.

Noonan/Her Worship the Mayor

Carried

5.19 Discoloured water (continued)

In response to a question, Phil Ruffell, explained that the current trial of solely using the Maitai Dam for Nelson's water supply could end on Sunday 15 May 2016. He said this would give officers six weeks' information, and that discolouration should clear within one to two days following the end of the trial.

Attendance: Councillor Acland left the meeting at 1.57pm.

Environment

5.20 Argentine Ants

Officers' comments in the additional information document regarding Argentine Ants were noted.

5.21 Monitoring of Nelson rivers and streams

Officer comments in the report were noted.

5.22 Woodburners

Attendance: Councillor Acland returned to the meeting at 1.58pm.

In response to questions, Ms Barton explained how the proposed additional \$60,000 budget would be used for increased monitoring and enforcement of residential woodburner use, and education/behaviour change programmes to achieve a 10% reduction in emissions within particular airsheds, subject to the outcome of the plan change process currently underway.

Attendance: Councillor Skinner returned to the meeting at 2.03pm. He declared an interest in relation to woodburners, and left the meeting at 2.05pm.

Resolved CL/2016/122

THAT allocation of an additional \$60,000 be made in the Annual Plan for an enhanced behaviour change programme for woodburner operation, contingent on approval of Plan Change A3.

McGurk/Matheson

Carried

Attendance: Councillor Skinner returned to the meeting at 2.07pm.

5.23 Landfill

Officer comments in the report were noted.

5.24 Freedom Camping

It was suggested that Council did not have a sufficient plan for freedom camping, and required better signage and facilities for non-self-contained vehicles camping overnight in Nelson City.

It was agreed that officers would consider what additional facilities could be achieved for freedom campers and report back to the Council meeting on Thursday 12 May 2016.

There was a further discussion regarding the necessity for a clear strategy regarding freedom camping, and a variety of views were expressed. It was suggested that development of a relevant strategy should proceed through the relevant committee over the course of the 2016/17 year.

Her Worship the Mayor, seconded by Councillor Noonan, moved:

THAT an allocation of \$25,000 be provided in the Annual Plan 2016/17 to advance a Freedom Camping Strategy.

It was agreed that the motion be left to lie on the table until further information regarding freedom camping was available on Thursday 12 May 2016.

5.25 Freshwater Monitoring

It was noted that there were several submissions against the amounts budgeted for freshwater monitoring, but there was general agreement by councillors that the provision for freshwater monitoring was appropriate.

Attendance: The meeting adjourned from 2.26pm to 2.28pm.

In response to a question, it was clarified that the provision of \$75,000 for freshwater monitoring would not increase year on year.

5.26 Regional Pest Management Strategy

In response to questions, Ms Barton clarified that Council should await the outcome of the Regional Pest Management Strategy review prior to considering whether any further resource in this area was required. She added that the Nelson Nature project included provision for community engagement in this area.

Social

5.27 Library

Attendance: Councillors Matheson and Fulton left the meeting at 2.35pm.

Councillor Noonan, seconded by Her Worship the Mayor, moved:

THAT the existing riverside location of the Elma Turner Library be confirmed as the site for the library redevelopment in order to provide certainty on the timing for upgrade work at Civic House, and to allow for adaptive re-use of the State Advances Building;

AND THAT officers report to Council on any additional budget that might be required to realise the library's potential in that location with a view to any adjustments being made during development of the 2018/28 Long Term Plan.

Attendance: Councillor Matheson returned to the meeting at 2.36pm, and Councillor Fulton returned to the meeting at 2.37pm.

Councillors discussed the motion, and a variety of views were expressed. Those in support of the motion noted that there had been clear feedback that the library should remain in its present location, and that the motion provided certainty to allow consideration of alternative uses for the State Advances Building. Those against the motion noted that there had been insufficient detail within the draft Annual Plan regarding the proposal to move the library, and that Council should not preclude further investigation of whether the library was in the most appropriate location for the city.

During discussion, it was suggested that adaptive re-use of vacant space could allow some of the library functions to be located elsewhere.

A right of reply was given, during which a point of order was raised.

Point of Order: Councillor Rainey raised a point of order in accordance with Standing Order 3.13.4(e), noting that new material could not be introduced during a right of reply. Her Worship the Mayor accepted the point of order.

Resolved CL/2016/123

THAT the existing riverside location of the Elma Turner Library be confirmed as the site for the library redevelopment in order to provide certainty on the timing for upgrade work at Civic House, and to allow for adaptive re-use of the State Advances Building

AND THAT officers report to Council on any additional budget that might be required to realise the library's potential in that location with a view to any adjustments being made during development of the 2018/28 Long Term Plan.

Noonan/Her Worship the Mayor

Carried

5.28 Library wifi

Officers' comments in the additional information document regarding the library wifi were noted.

5.29 MenzShed

Officers' comments in the additional information document regarding the MenzShed were noted.

5.30 Youth Nelson

Officers' comments in the additional information document regarding Youth Nelson were noted.

Attendance: Councillor Lawrey left the meeting at 2.53pm.

5.31 Volunteer Nelson

In response to a question, Group Manager Community Services, Chris Ward, explained the Community Investment Funding application process that Volunteer Nelson was currently engaged in.

Ms McDonald added that a collective approach may be more appropriate than a programme run by one agency, and suggested that redirecting the request to the Community Investment Fund process would give officers extra time to work with Volunteer Nelson to broaden its approach.

Attendance: Councillor Acland left the meeting from 2.56pm to 2.57pm; Councillor Lawrey returned to the meeting at 2.56pm, and left the meeting at 2.57pm.

Resolved CL/2016/124

THAT Volunteer Nelson be advised that its request for additional funding should be made during the development of the Long Term Plan 2018/28 where it can be assessed against other ongoing social funding needs and in the interim it may wish to increase its application to the Community Investment Fund accordingly.

Barker/Noonan

Carried

5.32 Commemorations

In response to a question, Ms McDonald noted that it would be possible to undertake work on the Cawthron Steps during the 2016/17 year, in preparation for the 175th commemoration of Nelson City, but that this project would likely absorb much of the budget provision for commemoration projects.

In response to further questions, Mr Ward explained that some maintenance work had recently taken place on the Cawthron Steps.

There was general agreement that the steps appeared dirty. Following discussion, it was agreed that this item should lie on the table until Thursday 12 May 2016, to allow officers sufficient time to consider the scope and budget required for further maintenance work on the steps.

Attendance: the meeting adjourned for afternoon tea from 3.04pm to 3.11pm, during which time Councillors Fulton and Skinner left the meeting, and Councillor Lawrey returned to the meeting.

Parks and Active Recreation

5.32 Cricket training and target shooting facility at Saxton Field

Attendance: Councillor Skinner returned to the meeting at 3.12pm.

Councillor Matheson, seconded by Councillor Rainey, moved the recommendation in the officer report.

It was noted that the amount allocated in the officer recommendation did not allow for associated verandas or pathways to be constructed.

In response to a question, Parks and Facilities Asset Planner, Andrew Petheram, explained the breakdown of the proposed funding, and said that the sports groups had been advised to apply to Tasman District Council for associated funding.

Her Worship the Mayor, seconded by Councillor Rainey moved an amendment to include a second clause:

AND THAT an additional \$70,000 be allocated to allow for the veranda and pathways.

The amendment was put and carried and became the substantive motion.

Resolved CL/2016/125

THAT \$88,000 be allocated in the Annual Plan 2016/17 to the joint cricket/target shooting facility at Saxton Field to cover geotechnical excavations, Council levies and the fundraising shortfall;

AND THAT an additional \$70,000 be allocated to allow for the veranda and pathways.

Matheson/Rainey

Carried

5.33 The Trafalgar Theatre

It was agreed that discussion on this item would be deferred until Thursday 12 May 2016.

Attendance: Councillor Fulton returned to the meeting at 3.18pm.

5.34 Hammer cage – Saxton Field

In response to questions, Mr Petheram explained that local use of the hammer cage at Saxton Field was low, but that the facility was also used for events such as the Masters Games. He said the current facilities were inadequate for regional competition, but the proposal was to upgrade the facilities to meet the standards for national level competitions, which would also provide an appropriate facility for athletes training for international competition.

Attendance: Councillor Copeland left the meeting from 3.24pm to 3.26pm

Councillors discussed the potential upgrade to the hammer throw facility. Issues considered during discussion included Council's health and safety obligations; whether the hammer throwing facility at Saxton Field should be closed until it could be brought to an appropriate standard; whether improvement of the hammer throwing facility should be done at all, given that it had few local users; and if budget provision were to be included, whether the Regional Funding Forum should be involved in the funding decision, given the relatively low amount involved.

In response to a question, Mr Petheram confirmed that an upgraded facility could also be used by junior athletes for discus.

In response to further questions, he explained that developments at Saxton Field had previously been funded with a 20% contribution from the relevant sports group, with the Regional Funding Forum recommending a split of the remaining 80% between Nelson City (57%) and Tasman District (43%) Councils. He added that the populations of Nelson City and Tasman District Councils had altered since the last Regional Funding Forum meeting, and as a result, the proportion of the 80% split between the two councils may now be different.

Attendance: Councillor Matheson left the meeting from 3.32pm to 3.34pm.

It was agreed that this item be left to lie on the table until Thursday 12 May 2016, to allow time for officers to gather further information about the proposed hammer throw facility.

5.35 Marina access ramp

Ms McDonald explained that, since the agenda had been distributed, an engineer had confirmed that temporary solutions for the marina access ramp would not be possible.

It was further suggested that potential solutions for this issue could be advanced as part of the Marina Strategy, and a suggestion was made that officers liaise with affected groups to explore whether any operational changes may be helpful in the meantime.

5.36 Kitesurfing

There was a discussion regarding the officer recommendation that kitesurfers provide 50% funding towards the proposed washdown facility. During discussion, it was suggested that other beach users aside from kitesurfers would also utilise the washdown facility.

In response to questions, Mr Petheram explained that there was already a water line in the proposed location, and consequently the provision of a washdown facility should be relatively simple and cost-effective to install.

Attendance: Councillor McGurk left the meeting at 3.44pm.

Resolved CL/2016/126

THAT an allocation of up to \$2,500 be included in the Annual Plan 2016/17 for the provision of washdown facilities for kitesurfing at Tahunanui beach.

Barker/Ward

Carried

5.37 Swing Moorings – the Haven

It was suggested that the provision of further swing moorings outside of the Haven could be considered during the development of the Marina Strategy.

Economic

5.38 One day international cricket matches

Officer comments in the report were noted.

5.39 South Island Masters Games 2017

Officer comments in the report were noted.

Corporate

5.40 Wicked Campers – vehicles

There was a discussion regarding whether Council was able to, or should, take any action regarding offensive slogans and images on campervans.

Resolved CL/2016/127

THAT, in accordance with Standing Order 3.3.7, the meeting continue beyond six hours.

Her Worship the Mayor/Noonan

Carried

It was agreed that Her Worship the Mayor would write a letter to Wicked Campers, outlining Council's concerns regarding offensive slogans and images on their campervans.

Attendance: Councillor Acland left the meeting from 3.56pm to 3.57pm.

Concurrent Consultation

5.41 Rates Remission Policy and Rates Postponement Policy

Resolved CL/2016/128

THAT Council note that no further changes are proposed to the Rates Remission Policy & Rates Postponement Policy as a result of the concurrent consultation process.

Her Worship the Mayor/Barker

Carried

Additional Items

5.42 Brook Camp

There was a discussion regarding whether any budget provision was required for the Brook Camp.

In response to questions, Mr Ward explained that a report was being developed with recommendations regarding each of the Council-owned campgrounds.

It was agreed that no further budget allocation for the Brook Camp was required at this time.

Attendance: The meeting adjourned for the day at 4.09pm, to resume on Thursday 12 May 2016.

Minutes of a reconvened meeting of the Nelson City Council

**Held in the Council Chamber, Civic House, 110 Trafalgar Street,
Nelson**

On Thursday 12 May 2016, commencing at 9.06am

Present: Her Worship the Mayor R Reese (Chairperson), Councillors L Acland, I Barker, R Copeland, E Davy, K Fulton, M Lawrey, P Matheson (Deputy Mayor), B McGurk, G Noonan, P Rainey, T Skinner and M Ward

In Attendance: Chief Executive (C Hadley), Group Manager Infrastructure (A Louverdis), Group Manager Strategy and Environment (C Barton), Group Manager Community Services (C Ward), Group Manager Corporate Services (N Harrison), Senior Strategic Adviser (N McDonald), Manager Communications Acting Manager Libraries and Heritage Facilities (P Shattock), Asset Analyst (D Bartkowiak), Senior Accountant (T Hughes), Policy Coordinator (J Loughnan), and Administration Adviser (E-J Ruthven)

Apology: Councillor L Acland (for early departure)

Deliberations on the draft Annual Plan 2016/17 - Part 2

Document number R5883, late item refers.

Her Worship the Mayor explained that the deliberations would include items in Part 2 of the officer report, as well as additional items that had been left to lie on the table during the meeting on Wednesday 11 May 2016.

6.1 Commemorations - Cawthron Steps (continued)

The meeting returned to consider budget provision for maintenance work on the Cawthron Steps, that had been left to lie on the table the previous day.

The Chief Executive, Clare Hadley, outlined the proposed maintenance work for the steps, and confirmed that budget provision of \$50,000 would be sufficient.

Attendance: The meeting adjourned from 9.07am to 9.12am.

Resolved CL/2016/129

THAT \$50,000 be included in the Annual Plan 2016/17 for the purposes of conservation of the Cawthron Steps.

Her Worship the Mayor/Noonan

Carried

Councillor Barker requested that his vote against the motion be recorded.

6.2 Special Housing Area (SHA) Issues

In response to questions, Development Projects Planner, Lisa Gibellini, explained potential transport solutions for the Saxton Special Housing Area.

In response to further questions, Group Manager Strategy and Environment, Clare Barton, outlined the delays in relation to Stage Two of the Saxton Creek Upgrade.

Resolved CL/2016/130

THAT Council propose an amendment to its Long Term Plan (and consequently the Development Contributions Policy) and consult on this at the same time as the Annual Plan consultation in 2017, for the inclusion of Hill Street to Suffolk Road Link, Upgrade of Hill Street North, and the bridging of Saxton Stream from Hill Street North.

Fulton/Copeland

Carried

6.3 Mountain biking and Gondola

There was a discussion regarding the potential economic impact and tourism opportunities from further developing mountain biking in Nelson.

In response to questions, Parks and Facilities Asset Planner, Andrew Petheram, explained the proposals for new tracks to be built, and for a trail head hub to be established at the Andrews' Farm in The Brook. He said that a portaloo and washdown facility could be placed at the Andrews Farm in the short term, which could alleviate congestion and the concerns of residents of The Brook regarding the current use of Betsy Eyre Park as a trail head hub, and allow for appropriate planning of long-term trail head facilities in the future.

In response to further questions, Mr Petheram advised that the Off Road Tracks and Trails Strategy currently in development would recognise the importance of developing walking tracks as well as mountain biking tracks. He outlined the general locations for proposed walking tracks, but explained that construction of these tracks would not be possible in 2016/17.

In response to further questions, Mr Petheram explained that a small portion of the \$100,000 provision in the last clause of the officer recommendation related to extending the scope of the Off Road Tracks and Trails Strategy to consider the economic benefits of mountain biking in Nelson, with the majority of the additional provision focused on implementing the Strategy once adopted.

Attendance: Councillor Davy left the meeting from 9.41am to 9.42am.

In response to further questions, Mr Petheram outlined the general process and division of labour between Council and the Nelson Mountain Bike Club with regards to the construction of new tracks. He added that the conditions specified in the second clause of the officer recommendation should not be viewed as potential road blocks to the future construction of new mountain biking tracks. He explained further the rationale for the proposal to include 'Grade Two' family-style trails.

During discussion, councillors indicated that the importance of walking tracks should be formally recognised by Council, even though design and construction would not happen in the 2016/17 year. The importance of appropriate signage and making available information brochures was also noted.

Attendance: Councillor Ward left the meeting from 10.01am to 10.03am.

During discussion, a suggestion was made that the resolution should reflect officer advice that \$50,000 allocated for progressing the gondola project should be delayed for one year, until the Off Road Tracks and Trails Strategy was in place.

Attendance: The meeting adjourned from 10.06am to 10.19am.

Councillor Davy, seconded by Councillor Noonan, moved a motion:

THAT unspent capital expenditure from the 2015/16 budget of \$50,000 be carried forward to 2016/17 for a grade 2 mountain bike track in Marsden Valley;

AND THAT, subject to landowner approval, consultation with the Brook Valley community, any consent requirement and the outcomes of the Off Road Tracks and Trails Strategy, \$5,000 capital expenditure be allocated to the provision of a track descending from Fringed Hill, with the remainder of the trail formation costs to be funded by the Nelson Mountain Bike Club;

AND THAT up to \$8,000 operational expenditure is allocated in the Annual Plan 2016/17 to provide toilet facilities at the top of Fringed Hill once the new track is open;

AND THAT, subject to the outcomes of the Off Road Tracks and Trails Strategy and any resource consent matters, the Codgers Track be reinstated on the basis of \$15,000 funding from Council and a matching contribution from the Nelson Mountain Bike Club;

AND THAT \$20,000 opex be allocated to extend the scope of the Off Road Tracks and Trails Strategy to consider the potential economic benefits of developing mountain biking in the region and how to access these, with \$80,000 capex being directed to implementation of the Strategy once it is approved;

AND THAT Council acknowledges the importance of also developing a good network of walking tracks and notes these will be identified concurrently with other off-road tracks and trails;

AND THAT the \$50,000 proposed to be allocated for progressing the gondola project be deferred one year to be considered during development of the 2017/18 Annual Plan.

Councillor Lawrey, seconded by Councillor Acland, moved an amendment to replace the final clause of the motion with:

AND THAT \$100,000 be allocated in the Annual Plan 2016/17 to assist the Nelson Cycle Lift Society to drive the gondola project to the next stage, including the employment of a project manager by the Nelson Cycle Lift Society, to seek funding from central government and other investors.

It was agreed that the clause relating to the gondola be taken separately, and prior to the remainder of the motion relating to mountain biking.

Attendance: Councillor Rainey declared an interest in relation to the gondola, and left the meeting at 10.30am.

Councillors discussed the amendment, and a variety of views were expressed.

Those in favour of the amendment noted that the gondola could provide a significant economic boost for Nelson, but that the volunteers who were working to advance the project may have run out of energy, and may not be able to sustain the project for a further year unless Council funding was made available in 2016/17. It was further suggested that funding of \$50,000 was insufficient and at least \$100,000 was required to develop the project further.

Councillors against the amendment noted that the most important action Council could take for advancing the gondola project could be to construct new tracks and develop mountain biking and walking resources

further, to demonstrate the desire for a gondola and attract private investment to the project. It was further suggested that the Off Road Tracks and Trails Strategy should be completed before Council provide further funding to the gondola project.

The amendment was put, and a division was called:

Councillor Acland	Aye
Councillor Barker	No
Councillor Copeland	No
Councillor Davy	No
Councillor Fulton	No
Councillor Lawrey	Aye
Councillor Matheson	No
Councillor McGurk	Aye
Councillor Noonan	No
Councillor Rainey	Interest
Councillor Skinner	No
Councillor Ward	Aye
Her Worship the Mayor	No

The amendment was lost, 8-4.

Attendance: The meeting adjourned for morning tea from 10.59am to 11.21am.

Her Worship the Mayor reminded the meeting that the matter on the table was the final clause of the motion, relating to the gondola.

Her Worship the Mayor, seconded by Councillor Ward moved a further amendment to replace the final clause of the motion with:

AND THAT Council acknowledges the importance of also developing a good network of walking tracks and notes these will be identified concurrently with other off-road tracks and trails;

AND THAT provision of \$100,000 be made in the Annual Plan 2016/17, being

- \$50,000 to cover both the employment of a project manager by the Nelson Cycle Lift Society (or its successor) and for advice on the economic contribution of a gondola to mountain biking and the city, contingent on the Governance Committee approving a project plan at its meeting in July 2016, and*

- *\$50,000 match/partnership funding to be made available once Nelson Cycle Lift Society (or its successor) has raised at least \$50,000, contingent upon the Governance Committee receiving advice of the positive economic impact of the gondola,*

AND THAT the Governance Committee be delegated the authority to consider this matter and make recommendations to Council.

Attendance: Councillor Acland left the meeting from 11.28am to 11.29am.

Councillors discussed the amendment. Those in favour of the amendment emphasised the potential benefits of the gondola, and noted that it allowed for further development of the project, subject to Council receiving appropriate advice and match funding being made available. Those against the amendment emphasised that private investment could drive the project forward to the next stage, and noted that it could be inappropriate for Council to make further budget provision for the gondola at this stage.

Attendance: Councillor Ward left the meeting from 11.37am to 11.38am.

The amendment was put, and a division was called:

Councillor Acland	Aye
Councillor Barker	No
Councillor Copeland	Aye
Councillor Davy	Aye
Councillor Fulton	Aye
Councillor Lawrey	Aye
Councillor Matheson	Aye
Councillor McGurk	Aye
Councillor Noonan	No
Councillor Rainey	Interest
Councillor Skinner	No
Councillor Ward	Aye
Her Worship the Mayor	Aye

The amendment was passed, 9-3, and became the substantive motion.

Resolved CL/2016/131

AND THAT Council acknowledges the importance of also developing a good network of walking tracks and notes these will be identified concurrently with other off-road tracks and trails;

AND THAT provision of \$100,000 be made in the Annual Plan 2016/17, being

- **\$50,000 to cover both the employment of a project manager by the Nelson Cycle Lift Society (or its successor) and for advice on the economic contribution of a gondola to mountain biking and the city, contingent on the Governance Committee approving a project plan at its meeting in July 2016, and**
- **\$50,000 match/partnership funding to be made available once Nelson Cycle Lift Society (or its successor) has raised at least \$50,000, contingent upon the Governance Committee receiving advice of the positive economic impact of the gondola,**

AND THAT the Governance Committee be delegated the authority to consider this matter and make recommendations to Council.

Davy/Noonan

Carried

Attendance: Councillor Lawrey left the meeting from 11.45am to 11.46am, Councillor Rainey returned to the meeting at 11.46am, and Councillor Matheson left the meeting at 11.47am.

The meeting returned to consider the remainder of the motion relating to mountain biking.

Discussion noted that the Nelson Mountain Bike Club was organised and ready to commence with track construction, and that effective engagement between Council, the mountain biking, walking and Brook communities had continued to take place during development of the Off Road Tracks and Trails Strategy.

Resolved CL/2016/132

THAT unspent capital expenditure from the 2015/16 budget of \$50,000 be carried forward to 2016/17 for a grade 2 mountain bike track in Marsden Valley;

AND THAT, subject to landowner approval, consultation with the Brook Valley community, any consent requirement and the outcomes of the Off Road Tracks and Trails Strategy, \$5,000 capital expenditure be allocated to the provision of a track descending from Fringed Hill, with the remainder of the trail formation costs to be funded by the Nelson Mountain Bike Club;

AND THAT up to \$8,000 operational expenditure is allocated in the Annual Plan 2016/17 to provide toilet facilities at the top of Fringed Hill once the new track is open;

AND THAT, subject to the outcomes of the Off Road Tracks and Trails Strategy and any resource consent matters, the Codgers Track be reinstated on the basis of \$15,000 funding from Council and a matching contribution from the Nelson Mountain Bike Club;

AND THAT \$20,000 opex be allocated to extend the scope of the Off Road Tracks and Trails Strategy to consider the potential economic benefits of developing mountain biking in the region and how to access these, with \$80,000 capex being directed to implementation of the Strategy once it is approved;

AND THAT Council acknowledges the importance of also developing a good network of walking tracks and notes these will be identified concurrently with other off-road tracks and trails.

Davy/Noonan

Carried

Attendance: Councillor Lawrey left the meeting from 11.52am to 11.56am, Councillor Acland left the meeting at 11.54am, Councillor Fulton left the meeting at 11.55am, and Councillor Matheson returned to the meeting at 11.56am.

6.4 Responses to submitters

The meeting considered the spreadsheet of responses to submitters page by page. It was noted that the responses to submitters would be updated based on discussions and decisions of Council at the meeting to deliberate on the Annual Plan. Further minor updates provided for responses to the following submissions:

- Other Transport Projects – Seymour Avenue;
- Walking and Cycling Projects – Tahunanui Business Association Inc;
- Wastewater – Gaire Thompson;

- Parks and Active Recreation – Rhys Jones;
- Parks and Active recreation – Tahunanui Business Association Inc; and
- Corporate – Graeme O’Brien

Attendance: Councillor Noonan left the meeting at 12.06pm to 12.09pm.

6.5 Tahunanui BMX Track

There was a discussion regarding the Tahunanui BMX track, and whether there were plans to retain the Tahunanui track once the BMX facility at Saxton Field had been developed.

In response to questions, Mr Petheram outlined the BMX Club’s vision for a national-standard facility at Saxton Field. He explained that the Tahunanui track could not be expanded, due to space limitations and erosion issues, but that it may be appropriate to retain the Tahunanui track in some form.

6.6 Hammer Throw Facility (continuation)

The meeting resumed discussion regarding the hammer throw facility at Saxton Field, that had been left to lie on the table the previous day.

The Chief Executive, Clare Hadley, advised that officers had reviewed Council’s health and safety obligations, and now recommended that the hammer throw facility be closed until its safety could be improved.

Mrs Hadley added that when estimates of the additional costs involved with upgrading the facility were included, officers’ recommendation was that Top of the South Athletics contribute \$8,000 towards the facility, Council make a budget provision for \$20,000, and apply to Tasman District Council to fund part of the facility in a similar manner to applications to the Regional Funding Forum.

In response to questions, Mrs Hadley explained that Tasman District Council had a budget provision for developments at Saxton Field. She added that Top of the South Athletics could be advised to apply to Tasman District Council’s Community Grants Fund.

Resolved CL/2016/133

THAT in light of safety concerns, Council withdraw the hammer throw facility at Saxton Field until appropriate provisions are made for safety;

AND THAT Council approach Tasman District Council for funding in a similar manner to the Regional Funding Forum;

AND THAT Council make provision of \$20,000 in the Annual Plan 2016/17;

AND THAT Top of the South Athletics be advised that all establishment costs must be covered before the facility is reinstated.

Barker/Davy

Carried

Attendance: Councillor Copeland left the meeting at 12.25pm.

6.7 Freedom Camping (continued)

The meeting resumed the discussion regarding freedom camping that had been left to lie on the table the previous day.

Mrs Hadley advised that budget provision of \$10,000 could be made to provide for two sinks in two locations, to allow freedom campers to wash dishes and clean their teeth. She added that appropriate signage could assist with ensuring that campers used public toilet basins for hand washing only. She said that officers had not yet had a chance to consider appropriate locations for sinks.

Attendance: Councillors Lawrey and Rainey left the meeting from 12.30pm to 12.33pm, and Councillor Davy left the meeting at 12.30pm.

There was further discussion regarding the motion relating to budget provision for a Freedom Camping Strategy, which had been left to lie on the table the previous day.

Resolved CL/2016/134

THAT an allocation of \$25,000 be provided in the Annual Plan 2016/17 to advance a Freedom Camping Strategy.

Her Worship the Mayor/Noonan

Carried

Resolved CL/2016/135

THAT provision of \$10,000 capital expenditure be made in the Annual Plan 2016/17 for two sinks at two locations to meet the demands of freedom campers.

Ward/Fulton

Carried

Attendance: Councillor Barker left the meeting from 12.39pm to 12.41pm.

6.8 The Trafalgar Theatre (continued)

It was noted that further information in relation to theatre acoustics may be required, but this information would not be available prior to the end of the meeting.

It was agreed that budget provision should be included for the Trafalgar Theatre at this stage.

Resolved CL/2016/136

THAT provision for \$400,000 capital expenditure be confirmed in the Annual Plan 2016/17 for the Trafalgar Theatre.

Noonan/Copeland

Carried

6.9 Carry-Forwards

Group Manager Corporate Services, Nikki Harrison, and Manager Capital Programmes, Shane Davies, tabled a document outlining capital movements (A1545648).

In response to questions, Mr Davies explained the reasons for budget movements between financial years. He clarified that the adjustments in the tabled document reflected the items notified through the Corporate Report to the Audit, Risk and Finance Subcommittee, and added that there may be further adjustments to make for multi-year project budgets following the end of the financial year.

In response to further questions, Mr Davies said he was confident that the KPI relating to capital projects would be met.

Resolved CL/2016/137

THAT the capital programme for 2015/16 and 2016/17, complete with phasing changes, corrections and other changes as set out in document A1545648 be received and approved.

Barker/Matheson

Carried

Attachments

- 1 A1545648 - Tabled Document - Capital Movements

Attendance: The meeting adjourned for lunch from 12.58pm to 1.19pm, during which time Councillor Fulton left the meeting.

6.10 Reconciliation

Group Manager Corporate Services, Nikki Harrison, explained that the proposed average rate rise, based on the decisions made over the course of the deliberations meeting, was 2.84%. She said that interest savings may lead to this amount moving by up to 0.02 percentage points in either direction, prior to the draft Annual Plan 2016/17 being adopted by Council on 2 June 2016.

In response to questions, Ms Harrison explained that the forecast debt level for the end of 2016/17 was \$131 million, as against the forecast in the Long Term Plan 2015-25 for the same timeframe of \$133.8 million. She explained how debt funding capital projects across a number of years achieved inter-generational equity.

6.11 Confirmation of Resolutions

Resolved CL/2016/138

THAT Council confirm all resolutions made in principle during the deliberations meeting of 11 and 12 May 2016.

Ward/Matheson

Carried

Attendance: Councillor Fulton returned to the meeting at 1.21pm, and Councillor Rainey left the meeting at 1.23pm.

There being no further business the meeting ended at 1.37pm.

Confirmed as a correct record of proceedings:

_____ Chairperson _____ Date

REPORT R5994

Mayor's Report

1. Purpose of Report

- 1.1 To provide an update on a potential Housing Strategy.

2. Recommendation

THAT the Mayor's Report (R5994) be received.

3. Discussion**Housing Strategy**

- 3.1 Council has previously discussed the need for further work on housing in Nelson to look at general areas such as affordability and choice alongside specific issues such as emergency housing and Council's own community housing.
- 3.2 Councillor Ward has long championed the idea of a Strategy to bring together the various strands of work and in the last few months he has put on paper some of his thinking about a possible scope and vision. These ideas are complementary to the regulatory approach the Nelson Plan will be providing on housing.
- 3.3 Officers will use Councillor Ward's work as a starting point for a position paper to inform the incoming Council and provide options for moving ahead on a Strategy. They will also be undertaking some pre-consultation over the coming months with key stakeholders in the community, including the Developers Advisory Group.

Rachel Reese
Mayor of Nelson

Attachments

Nil

Adoption of the Annual Plan 2016/17

1. Purpose of Report

- 1.1 To adopt the Annual Plan 2016/17.

2. Delegations

- 2.1 The adoption of an Annual Plan is a decision of Council.

3. Recommendation

THAT the report *Adoption of the Annual Plan 2016/17 (R5584) and its attachments (A1518261, A1551142 and A1551144)* be received;

AND THAT the Annual Plan 2016/17 be adopted;

AND THAT the Mayor and Chief Executive be delegated to make any necessary minor editorial amendments prior to the Annual Plan 2016/17 being released to the public;

AND THAT the Nelson City Council sets the following rates under the Local Government (Rating) Act 2002, on rating units in the district for the financial year commencing on 1 July 2016 and ending on 30 June 2017.

The revenue approved below will be raised by the rates and charges that follow.

Revenue approved:

<i>General Rate</i>	<i>\$35,678,248</i>
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<i>Uniform Annual General Charge</i>	<i>\$8,371,750</i>
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<i>Stormwater and Flood Protection Charge</i>	<i>\$4,897,421</i>
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<i>Waste Water Charge</i>	<i>\$6,864,245</i>
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Water Annual Charge	\$3,518,255
Water Volumetric Charge	\$8,209,263
Clean Heat Warm Homes and Solar Saver	\$553,113
Rates and Charges (excluding GST)	\$68,092,295
Goods and Services Tax (at the current rate)	\$10,213,844
Total Rates and Charges	\$78,306,139

The rates and charges below are GST inclusive.

(1) General Rate

A general rate set under section 13 of the Local Government (Rating) Act 2002, assessed on a differential land value basis as described below:

- a rate of 0.67343 cents in the dollar of land value on every rating unit in the "residential – single unit" category.***
- a rate of 0.67343 cents in the dollar of land value on every rating unit in the "residential empty section" category.***
- a rate of 0.74077 cents in the dollar of land value on every rating unit in the "single residential unit forming part of a parent valuation, the remainder of which is non-rateable" category. This represents a 10% differential on land value.***
- a rate of 0.74077 cents in the dollar of land value on every rating unit in the "multi residential" category. This represents a 10% differential on land value.***
- a rate of 1.67415 cents in the dollar of land value on every rating unit in the "commercial – excluding inner city and Stoke commercial" subject to 100% commercial and industrial (occupied and empty) category. This represents a 148.6% differential on land value.***
- a rate of 1.42431 cents in the dollar of land value on every rating unit in the "commercial – excluding inner city and Stoke commercial"***

subject to 25% residential and 75% commercial" category. This represents a 111.5% differential on land value.

- **a rate of 1.17379 cents in the dollar of land value on every rating unit in the "commercial – excluding inner city and Stoke commercial" subject to 50% residential and 50% commercial" category. This represents a 74.3% differential on land value.**
- **a rate of 0.92395 cents in the dollar of land value on every rating unit in the "commercial – excluding inner city and Stoke commercial" subject to 75% residential and 25% commercial" category. This represents a 37.2% differential on land value.**
- **a rate of 2.41829 cents in the dollar of land value on every rating unit in the "commercial inner city" subject to 100% commercial and industrial (occupied and empty) category. This represents a 259.1% differential on land value.**
- **a rate of 1.98191 cents in the dollar of land value on every rating unit in the "commercial inner city subject to 25% residential and 75% commercial" category. This represents a 194.3% differential on land value.**
- **a rate of 1.54620 cents in the dollar of land value on every rating unit in the "commercial inner city subject to 50% residential and 50% commercial" category. This represents a 129.6% differential on land value.**
- **a rate of 1.10981 cents in the dollar of land value on every rating unit in the "commercial inner city subject to 75% residential and 25% commercial" category. This represents a 64.8% differential on land value.**
- **a rate of 2.30852 cents in the dollar of land value on every rating unit in the "Stoke commercial subject to 100% commercial and industrial (occupied and empty)" category. This represents a 242.8% differential on land value.**
- **a rate of 1.89975 cents in the dollar of land value on every rating unit in the "Stoke commercial subject to 25% residential and 75% commercial" category. This represents a**

182.1% differential on land value.

- **a rate of 1.49098 cents in the dollar of land value on every rating unit in the "Stoke commercial subject to 50% residential and 50% commercial" category. This represents a 121.4% differential on land value.**
- **a rate of 1.08220 cents in the dollar of land value on every rating unit in the "Stoke commercial subject to 75% residential and 25% commercial" category. This represents a 60.7% differential on land value.**
- **a rate of 0.43773 cents in the dollar of land value on every rating unit in the "rural" category. This represents a minus 35% differential on land value.**
- **a rate of 0.60609 cents in the dollar of land value on every rating unit in the "small holding" category. This represents a minus 10% differential on land value.**

(2) Uniform Annual General Charge

A uniform annual general charge under section 15 of the Local Government (Rating) Act 2002 of \$413.27 per separately used or inhabited part of a rating unit.

(3) Stormwater and Flood Protection Charge

A targeted rate under section 16 of the Local Government (Rating) Act 2002 of \$271.47 per rating unit, (excluding rural category, small holding category and residential properties east of Gentle Annie saddle, Saxton's Island and Nelson City Council's storm water network).

(4) Waste Water Charge

A targeted rate for waste water disposal under section 16 of the Local Government (Rating) Act 2002 of:

- **\$389.54 per separately used or inhabited part of a residential, multi residential, rural and small holding rating units, that is connected either directly or through a private drain to a public waste water drain.**
- **For commercial rating units, a waste water charge of \$97.39 per separately used or inhabited part of a rating unit that is connected either directly or through a private drain to a**

public waste water drain. Note: a "trade" waste charge will also be levied.

(5) Water Annual Charge

A targeted rate for water supply under Section 16 of the Local Government (Rating) Act 2002, of:

Water charge (per connection) \$194.99

(6) Water Volumetric Rate

A targeted rate for water provided under Section 19 of the Local Government (Rating) Act 2002, of:

Price of water:

Usage up to 10,000 cu.m/year \$2.036 per m³

Usage from 10,001 to 100,000 cu.m/year \$1.517 per m³

Usage over 100,000 cu.m/year \$1.198 per m³

Summer irrigation usage over 10,000 cu.m/year

\$1.776 per m³

(7) Clean Heat Warm Homes

A targeted rate per separately used or inhabited part of a rating unit that has been provided with home insulation and/or a heater to replace a non-complying solid fuel burner under Section 16 of the Local Government (Rating) Act 2002 in accordance with agreement of the original ratepayer, of:

- For properties levied the Clean Heat Warm Homes as a result of agreements entered into after 1 July 2011, the targeted rate for each year for 10 years will be the total cost of the installed works excluding GST, divided by 10, plus GST.**
- For properties levied the Clean Heat Warm Homes as a result of agreements entered into prior to 1 July 2011 the targeted rate of:**

<i>Loan Assistance Range</i>	<i>Installation after 30 Sept 2010</i>	<i>Completed prior to 30 Sept 2010</i>
<i>\$1,400 to \$1,599</i>	<i>\$140.00</i>	<i>\$143.11</i>
<i>\$1,600 to \$1,799</i>	<i>\$160.00</i>	<i>\$163.56</i>
<i>\$1,800 to \$1,999</i>	<i>\$180.00</i>	<i>\$184.00</i>
<i>\$2,000 to \$2,199</i>	<i>\$200.00</i>	<i>\$204.44</i>
<i>\$2,200 to \$2,399</i>	<i>\$220.00</i>	<i>\$224.89</i>
<i>\$2,400 to \$2,599</i>	<i>\$240.00</i>	<i>\$245.34</i>
<i>\$2,600 to \$2,799</i>	<i>\$260.00</i>	<i>\$265.78</i>
<i>\$2,800 to \$2,999</i>	<i>\$280.00</i>	<i>\$286.22</i>
<i>\$3,000 to \$3,199</i>	<i>\$300.00</i>	<i>\$306.67</i>
<i>\$3,200 to \$3,399</i>	<i>\$320.00</i>	<i>\$327.11</i>
<i>\$3,400 to \$3,599</i>	<i>\$340.00</i>	<i>\$347.56</i>
<i>\$3,600 to \$3,799</i>	<i>\$360.00</i>	<i>\$368.00</i>
<i>\$3,800 to \$3,999</i>	<i>\$380.00</i>	<i>\$388.44</i>
<i>\$4,000 to \$4,199</i>	<i>\$400.00</i>	<i>\$408.89</i>
<i>\$4,200 to \$4,399</i>	<i>\$420.00</i>	<i>\$429.34</i>
<i>\$4,400 to</i>	<i>\$440.00</i>	<i>\$449.78</i>

\$4,599		
\$4,600 to \$4,799	\$460.00	\$470.22
\$4,800 to \$4,999	\$480.00	\$490.67

(8) Solar Hot Water Systems

A targeted rate for any separately used or inhabited parts of a rating unit that has been provided with financial assistance to install a solar hot water system under Section 16 of the Local Government (Rating) Act 2002 in accordance with agreement of the original ratepayer, of the following factors on the extent of provision of service (net cost of the work including GST after deducting EECA grant, plus funding cost):

- 0.14964 (including GST) for agreements entered into prior to 1 July 2011, multiplied by the Net Cost of the Work adjusted for any increased GST.***
- 0.13847 (including GST) for agreements entered into after 1 July 2011 multiplied by the Net Cost of the Work.***

Other Rating Information:

Due Dates for Payment of Rates

The above rates (excluding water volumetric rates) are payable at the Nelson City Council office, 110 Trafalgar Street, Nelson and shall be payable in four instalments on the following dates:

<i>Instalment Number</i>	<i>Instalment Due Date</i>	<i>Last Date for Payment</i>	<i>Penalty Date</i>
<i>Instalment 1</i>	<i>1 August 2016</i>	<i>22 August 2016</i>	<i>26 August 2016</i>
<i>Instalment 2</i>	<i>1 November 2016</i>	<i>21 November 2016</i>	<i>25 November 2016</i>
<i>Instalment 3</i>	<i>1 February 2017</i>	<i>20 February 2017</i>	<i>24 February 2017</i>
<i>Instalment 4</i>	<i>1 May 2017</i>	<i>22 May 2017</i>	<i>26 May 2017</i>

Rates instalments not paid on or by the Last Date for payment above will incur penalties as detailed in the section "Penalty on Rates".

Due Dates for Payment of Water Volumetric Rates

Residential water volumetric rates are payable at the Nelson City Council office, 110 Trafalgar Street, Nelson and shall be payable on the following dates:

<i>Billing Month</i>	<i>Last Date for Payment</i>	<i>Penalty Date</i>
<i>July 2016</i>	<i>15 September 2016</i>	<i>21 September 2016</i>
<i>August 2016</i>	<i>15 September 2016</i>	<i>21 September 2016</i>
<i>September 2016</i>	<i>17 October 2016</i>	<i>21 October 2016</i>
<i>October 2016</i>	<i>15 December 2016</i>	<i>21 December 2016</i>
<i>November 2016</i>	<i>15 December 2016</i>	<i>21 December 2016</i>
<i>December 2016</i>	<i>16 January 2017</i>	<i>23 January 2017</i>
<i>January 2017</i>	<i>15 March 2017</i>	<i>21 March 2017</i>
<i>February 2017</i>	<i>15 March 2017</i>	<i>21 March 2017</i>
<i>March 2017</i>	<i>16 April 2017</i>	<i>21 April 2017</i>
<i>April 2017</i>	<i>15 June 2017</i>	<i>21 June 2017</i>
<i>May 2017</i>	<i>15 June 2017</i>	<i>21 June 2017</i>
<i>June 2017</i>	<i>17 July 2017</i>	<i>21 July 2017</i>

Special (final) water volumetric rates will be payable 14 days from the invoice date of the special (final) water reading as shown on the water invoice.

Commercial water volumetric rates: last date for payment

will be the 20th of the month following the invoice date as shown on the water volumetric rate invoice. The penalty date will be the fourth business day after the Last Date for Payment.

Penalty on Rates

Pursuant to Sections 57 and 58 of the Local Government (Rating) Act 2002, the council authorises the following penalties on unpaid rates (excluding volumetric water rate accounts) and delegates authority to the Group Manager Corporate Services to apply them:

- ***a charge of 10% of the amount of each rate instalment remaining unpaid on the penalty date as shown in the above table and also shown on each rate instalment notice.***
- ***a charge of 10% will be added to any balance remaining outstanding from a previous rating year (including penalties previously charged) as at 31st December 2016 on 6 January 2017.***
- ***a further additional charge of 10% will be added to any balance remaining outstanding from a previous rating year (including penalties previously charged) as at 30 June 2017 on 6 July 2017.***

Penalty on Water Volumetric Rates

Pursuant to Sections 57 and 58 of the Local Government (Rating) Act 2002, the council authorises the following penalties on unpaid volumetric water rates and delegates authority to the Group Manager Corporate Services to apply them:

- ***a charge of 10% of the amount of each volumetric water rate account remaining unpaid on the penalty date as shown in the above table and also shown on each volumetric water rate account.***

Penalty Remission

In accordance with Council's rate remission policy, the Council will approve the remission of the penalty added on instalment one due to late payment provided the total annual rates are paid in full by 21 November 2016. If full payment of the annual rates is not paid by 21 November 2016 the penalties relating to the first instalment outlined above will apply.

The above penalties will not be charged where Council has agreed to a programme for payment of outstanding rates.

The Group Manager Corporate Services is given discretion to remit rates penalties either in whole or part in accordance with Council's approved rates remission policy, as may be amended from time to time.

Discount on Rates

Pursuant to Section 55 of the Local Government (Rating) Act 2002, the Council will allow a discount of 2.0 percent of the total rates (excluding volumetric water rates) where a ratepayer pays the year's rates in full on or before the due date for instalment one being 22 August 2016.

Payment of Rates

The rates shall be payable at the Council offices, Civic House, 110 Trafalgar Street, Nelson between the hours of 8.30am to 5.00pm Monday, Tuesday, Wednesday and Friday and 9.00am to 5.00pm Thursday.

Where any payment is made by a ratepayer 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.

AND THAT the revised Nelson City Council Rates Postponement Policy (A1551144) and Rates Remissions Policy (A1551142) as attached be adopted.

4. Background

- 4.1 Council consulted on its draft Annual Plan 2016/17 from 11 March to 11 April 2016 in accordance with Section 82 and 95 of the Local Government Act 2002.
- 4.2 Council received 605 submissions and met to hear 66 submitters on 3 and 4 May 2016. 15 late submissions were approved for consideration by Council on 3 May 2016. Council met to deliberate on submissions on 11 and 12 May 2016.
- 4.3 Consultation on changes to the Rates Remission Policy and Rates Postponement Policy was carried out concurrently with the consultation on the Annual Plan Consultation Document. No submissions were received to that process but one submission to the draft Annual Plan process is deemed to address these matters. No further changes were

proposed during deliberations as a result of consultation. The policies are attached at Attachment 2 and Attachment 3.

5. Discussion

- 5.1 The final Annual Plan 2016/17, Attachment 1, is presented for Council to adopt. A designed version of the document will be provided to Councillors on 2 June 2016 for information.
- 5.2 Contingent on the Annual Plan being adopted, Council will also need to set the rates for the 2016/17 financial year, as per the recommendations above.
- 5.3 After Council has adopted the Annual Plan 2016/17, submitters will receive responses to their submissions.

6. Options

- 6.1 Council can adopt the Annual Plan 2016/17, as attached, or can make changes. Council is required under section 95 of the Local Government Act 2002 to adopt an Annual Plan for the 2016/17 year by 30 June 2016.

7. Alignment with relevant Council policy

- 7.1 The Annual Plan 2016/17 outlines changes to projects, services and budgets from year two of the adopted Long Term Plan 2015-25.

8. Assessment of Significance against the Council's Significance and Engagement Policy

- 8.1 The Annual Plan is a significant document guiding Council's work programme and community engagement has been undertaken at an appropriate level.

9. Consultation

- 9.1 The Consultation Document on the draft Annual Plan 2016/17 was open for consultation from 11 March to 11 April 2016. Council heard from submitters on 3 and 4 May.

10. Inclusion of Māori in the decision making process

- 10.1 Maori were consulted through the submission process on the Consultation Document.

11. Conclusion

- 11.1 Council must adopt a final Annual Plan 2016/17 by the end of June 2016. The Annual Plan 2016/17 has effect from 1 July 2016.

Nicky McDonald
Senior Strategic Adviser

Attachments

Attachment 1: Annual Plan 2016/17 (A1518261) (*Circulated separately*)

Attachment 2: Rates Remission Policy (A1551142)

Attachment 3: Rates Postponement Policy (A1551144)



Rates Remission Policy

The Rates Remission Policy encompasses the reasonably practicable options considered by Council.

There has been a change in the criteria for Remission of Charges for Excess Water Arising from Leaks, with additional building types added for clarity (this does not change how the policy is applied). Footnote 2 clarifies that unoccupied is taken to mean where there is no permanent building on the property or where the building is not occupied for more than seven days. The policy had previously defined unoccupied as being 2 days without occupation, so this change increases the ability to claim for a water credit.

There has been a change in the Rates postponement policy conditions so that debt cannot increase over 80% of the equity in the property. This was previously 80% of the capital value of the property. This change protects Council if there are other secured debts owing on the property.

There has been a change to the remission of rates for underground utilities to extend the remission from just Network Tasman Limited to all utility operators. This change allows other utility operators to qualify for the remission.

This policy contains Council's preferred option, having considered all reasonably practicable options in accordance with section 82 of the Local Government Act 2002.

Rates remission policy

Introduction

Council is required to adopt a rating remission policy as set out in Section 85 of the Local Government (Rating) Act 2002. The Nelson City Council has decided to remit all or part of the rates on properties covered by this Remission Policy.

General provisions for the remission of rates

The policy shall apply to such ratepayers and organisations as approved by Council by meeting the relevant criteria. Council may delegate the power to approve rates remission to Council Officers under Section 132 of the Local Government (Rating) Act 2002.

Any ratepayer granted rates remission is required to meet all remaining and applicable rates in full that are owed in addition to the amount eligible for the rates remission.

Rates remission will be provided for the following categories of rating units or under the following circumstances:

Rates remission for community, sporting and other organisations

Objective

The remission of rates for community, sporting and other organisations is to facilitate the ongoing provision of non-commercial community services and non-commercial recreational opportunities.

The purpose of granting rates remission to an organisation is to:

- Recognise the public good contribution to community wellbeing made by such organisations
- Assist the organisation's survival
- Make membership of the organisation more accessible to the general public, particularly disadvantaged groups including children, youth, young families, aged people and economically disadvantaged people.

Conditions and criteria

Council supports applications for financial assistance by any organisation not conducted for private profit. The principal object of the organisation should be to promote the development of Nelson City and provide for at least one of the following: the public, recreation, health, enjoyment, instruction, sport or any form of culture, or for the improving or developing of amenities, where the provisions of any one of these areas is to the benefit of the City.

An organisation making an application should include the following information in support of its application:

- Evidence that other areas of assistance have been investigated if available
- That there is a need for assistance
- That there has been a reasonable effort made to meet the need by the organisation itself
- The organisation's most recent financial accounts.

Procedure

The organisation must apply to the Council for a remission on or before 31 August if the applicant wishes the remission to apply to rates payable in that year.

An application for remission will apply for a maximum of three years and all applications will expire on 30 June following the revaluation of all properties in the city. A new application must be made if continued assistance is required.

Each application will be considered by Council on its merits, and provision of a remission in any year does not set a precedent for similar remissions in any future year.

Remission is granted only in respect of those parts of the rates that are based on land value. The remission is 50% of the rates payable.

Rates remissions will be made by passing a credit to the applicant's rates assessment.

No rates remission under this policy will be available to an organization that is in receipt of a mandatory rate remission.

Remission of penalties

Objective

The objective of the remission policy is to enable the Council to act fairly and reasonably in its consideration of rates that have not been received by the Council by the penalty date, due to circumstances outside the ratepayer's control. Remission will be made when any of the following criteria applies:

Conditions and criteria

- Where there exists a history of regular punctual payment over the previous 12 months and payment is made within a reasonable time of the ratepayer being made aware of the non-payment
- When the rates installment was issued in the name of a previous property owner
- On compassionate grounds, i.e. where a ratepayer has been ill or in hospital or suffered a family bereavement or tragedy of some type and has been unable to attend to payment
- Where it can be proved that the rate account was not received and a genuine cause exists

- Automatic remission of the penalties incurred on installment one will be made where the ratepayer pays the total amount due for the year on or before the penalty date of the second installment
- Where full payment of arrears of rates is made in accordance with an agreed repayment programme
- Where an error has been made on the part of the Council staff or arising through error in the general processing which has subsequently resulted in a penalty charge being imposed.

In implementing this policy, the circumstances of each case will be taken into consideration on their individual merits and will be conditional upon the full amount of such rates due having being paid.

Decisions on remission of penalties are delegated to officers as set out in the Council's delegations register.

Rates remission for Residential Properties in Commercial/ Industrial Areas

Objective

To ensure that owners of residential rating units situated in non-residential areas are not unduly penalised by the zoning decisions of this Council.

Conditions and criteria

To qualify for remission under this part of the policy the rating unit must be:

- Situated within an area of land that has been zoned for commercial or industrial use
- Listed as a 'residential' property for differential rating purposes.

Rates remission on land protected for natural, historical or cultural conservation purposes

Objective

Rates remission is provided to preserve and promote natural resources and heritage by encouraging the protection of land held for natural, historical or cultural purposes.

Conditions and criteria

Ratepayers who own rating units that have some feature of cultural, natural or historical heritage that is voluntarily protected may qualify for remission of rates under this policy.

Land that is non-rateable under section 8 of the Local Government (Rating) Act, and is liable only for rates for water supply or sewage disposal will not qualify for remission under this part of the policy.

Applications must be made in writing and be supported by documented evidence of the protected status of the rating unit, for example a copy of the covenant or other legal mechanism.

In considering any application for remission of rates under this part of the policy Council will consider the following criteria.

- The extent to which the preservation of natural heritage will be promoted by granting remission on rates on the rating unit
- The degree to which features of natural heritage are present on the land
- The degree to which features of natural heritage inhibit the economic use of the land
- The use of the property.

In granting remissions under this policy, the Council may specify certain conditions before remission will be granted. Applicants will be required to agree in writing to these conditions and to pay any remitted rates if the conditions are violated.

Rates remission for heritage buildings

Objective

Rates remission is provided to assist with the preservation of Nelson's heritage by encouraging the maintenance of historic buildings. Provision of a rates remission recognises that there are private costs incurred for public benefit.

Conditions and criteria

Ratepayers who have buildings with a heritage classification may apply for a rates remission of up to 50% for Category A buildings and up to 25% for Category B buildings, providing the following conditions are met:

- Buildings must be listed in Appendix 1 of the Nelson Resource Management Plan as Category A or Category B buildings
- The property must not be owned by the Council or the Crown, or their agencies
- Building owners will need to make a commitment to ongoing maintenance of their building.

Council reserves discretion in awarding full remissions in some circumstances.

Procedure

The ratepayer must apply to the Council for a remission on or before 31 August if the applicant wishes the remission to apply to rates payable in that year.

Remission of charges for excess water arising from leaks

Credits for excess water charges arising from the following will always be processed:

- Misreading of the meter or faulty meter
- Errors in data processing
- The meter was assigned to the wrong account
- Leak on a Council fitting adversely impacting on the metered usage.

Other Conditions and Criteria include:

- Leaks from pipes or fittings on farms¹, commercial, industrial, public service, educational, social service properties and unoccupied² properties (regardless of temporary or long term) or reserves or from irrigation, stock water, swimming pools, ponds, landscaping or similar systems on occupied properties. No credit.
- Leaks from pipes that are, or should be visible, such as header tanks, overflows from toilets, above ground pipes or fittings and those attached to raised flooring or in walls or ceilings. No credit.
- Where the leak is a previously unknown underground leak on the main lateral between the water meter and a residential dwelling or under the concrete floor of a residential dwelling. The lost water is credited where the leak has been repaired with due diligence. Only one leak per property, and maximum two consecutive water supply invoices covering the leak, per five year rolling timeframe, will be credited. Credit will be based on Council's assessment of the property owner's usual usage for the period.
- Due diligence is defined as within two weeks of the earliest of the following:
 - The date of the first invoice to identify a higher than usual³ usage; or
 - The date of discovery or when it could have reasonably been discovered
- The leak must be repaired by a Licensed or Certifying plumber who provides a brief report on the leak, where on the line the leak was found, dates and an opinion, as to how long the leak had been occurring.
- In extraordinary circumstances which fall outside the criteria above, a remission may be granted at the sole discretion of the Council's Group Manager Corporate Services. This may apply where a water credit remission application has been declined, and where this could lead to cases of genuine financial hardship for the owner/occupier, or where timely detection of a leak could not have reasonably occurred.

¹ For the purpose of assessing credits for excess water arising from leaks "farm" is defined as any property that is or can be used for the growing of crops, including trees or rearing of livestock, with a land area greater than 5000 square metres

² Unoccupied is taken to mean where there is no permanent building on the property or where the building is not occupied for more than seven days.

³ Usual being the amount used in the same period as last year. These amounts are shown on every water account.

Remission of rates for cemeteries

The provisions of the Local Government (Rating) Act 2002 state that a cemetery is non-rateable if it does not exceed two hectares. Therefore, a remission policy is required if Council wishes to remit rates on a cemetery greater than two hectares.

Objective

To provide a measure of relief, by way of remission, to enable Council to provide a cemetery greater than two hectares.

Conditions and criteria

- A cemetery that is Council-owned and is solely used as a cemetery.

Remission of rates on golf practice greens

Objective

To provide a measure of relief, by way of remission of rates, to enable the Council to act fairly and reasonably in its consideration of rates charged on golf practice greens.

Conditions and criteria

- Land that is leased and used as a golf 'practice green'.

Remission of rates for underground utilities

Objective

To provide a measure of relief, by way of remission, to enable Council to act fairly and reasonably when rating utility companies that put utilities under the ground.

Conditions and criteria

Where overhead utilities are put underground to the benefit of the Council and ratepayers, the Council will remit the portion of extra rates arising from the additional value of the reticulation; compared with the valuation that would have applied to overhead services.

This policy is subject to:

- Undergrounding carried out after 1 July 2002 and recorded in a programme of works agreed to by both Nelson City Council and network utility operators
- The agreed programme of works allows for undergrounding network utility lines in conjunction with upgrading of streets to be undertaken in any year.

Remission on Rates on low valued properties

The Local Government (Rating) Act 2002 requires each separate property title to have a separate valuation and rating assessment. This has resulted in many low land value assessments being created for small parcels of land.

Conditions and criteria

- Assessments with common ownership, used jointly as a single unit and for which only one uniform annual general charge is payable
- Assessments with a land value of \$4,000 or less.

Remission of clean heat warm homes targeted rate

Objective

To provide a measure of relief, by way of remission, to assist those people on low incomes who are required to convert to a clean heat source.

Council recognises that some homeowners on very low incomes might have difficulty meeting the rates payments under the Clean Heat Warm Homes targeted rate scheme.

Conditions and criteria

Ratepayers who take up the Clean Heat Warm Homes targeted rates assistance and who qualify for the Government's rates rebate scheme may qualify for a remission on repayment of the targeted 'Clean Heat Warm Homes' rate.

Eligibility for the rate rebate scheme is assessed annually.

Rates remission for land affected by natural calamity

Objective of the Policy

The objective of this Rates Remission Policy is to permit the Council, at its discretion, to remit part or whole of the rates charged on any land that has been detrimentally affected by natural calamity, such as erosion, subsidence, submersion or earthquake, and is aimed at aiding those ratepayers most adversely affected.

Conditions and Criteria

The Council may remit wholly, or in part, any rate or charge made and levied in respect of the land, if:

1. Land is detrimentally affected by natural calamity such as erosion, subsidence, submersion or earthquake and:
 - a. as a result dwellings or buildings previously habitable were made uninhabitable⁴; or

⁴ For the purposes of this policy 'uninhabitable' shall mean a building cannot be used for the purpose it was intended due to s124 notice conditions being issued under the Building Act 2004

- b. the activity for which the land and/or buildings were used prior to the calamity is unable to be undertaken or continued.
2. The remission may be for such period of time as the Council considers reasonable, commencing from the date upon which the Council determines that the dwelling, buildings or land were made uninhabitable or unable to be used for the activity for which they were used prior to the calamity, up to and limited to the time that the land and/or buildings are deemed by Council to be able to become habitable or available for use.
3. In determining whether or not a property is uninhabitable and the period of time for which the rates remission is to apply, Council may take into account:
 - a. whether essential services such as water, sewerage or refuse collection to any dwelling or building are able to be provided; and
 - b. whether any part of the building or land remains habitable or available for use.
4. Rates remission will not apply to any part of a rate that is levied as a user pays charge.
5. Rates remissions will only be considered following the receipt of an application by the ratepayer and the application must be received within six months of the event, or within such further time as Council in its sole discretion might allow.

Application

Each natural calamity event will be considered for rates remission on a case by case basis by Council.

The extent of any remission shall be determined by the Council or its delegated officer(s).

Policy on remission and postponement of rates on Māori freehold land

A decision on whether to provide general rating relief through remission or postponement on Māori freehold land would be made by Council on a case by case basis.

Remission of rates for households with dependant relatives housed in an additional unit

Objective

To provide financial relief for households where a dependant adult relative is housed in an additional unit, so they are not unfairly burdened by the payment of rates on the second unit.

Conditions and criteria

To qualify for remission under this part of the policy, the second unit must be continuously occupied by the dependant relative, and:

- The ratepayer must apply to the Council for remission of rates on the second unit
- The applicant must confirm that the relative is dependant on the ratepayer
- If the unit is no longer occupied by the dependant relative, the householder must inform the Council within three months. Any change would apply from 1 July for the next rating year.
- The rates remission is for one year, at which time the ratepayer must re-apply for the remission of rates on the second unit.

Providing these conditions and criteria are met by the applicant, the uniform charges for wastewater and the uniform annual general charge will not be charged against the second unit.

Procedure

The ratepayer must apply to the Council for a remission on or before 31 August if the applicant wishes the remission to apply to rates payable in that year.

Remission of rates on separately used or inhabited parts of commercial rating units less than 20m²

Objective

To provide relief from uniform annual general charges and wastewater charges for very small separately used or inhabited parts of commercial rating units (i.e. those less than 20m² floor area) where the effect of multiple uniform annual general charges and wastewater charges creates a significant financial impediment to economic use of the separately used or inhabited parts and where the Council considers that it is equitable to do so.

Conditions and criteria

The uniform annual general charges and wastewater charges assessed for each separately used or inhabited part of a commercial rating unit that has a floor area of less than 20m² may be remitted where the following criteria is met:

- The separately used or inhabited part of the commercial rating unit must have a floor area of less than 20m²
- The circumstances of the commercial rating unit must be such that the uniform annual general charges and wastewater charges assessed for each separately used or inhabited part of the rating unit that has a floor area of less than 20m² will render the property uneconomic or are otherwise inequitable.

Procedure

The ratepayer must apply to the Council for a remission on or before 31 August if the applicant wishes the remission to apply to rates payable in that year.

Applications must be made on the prescribed form which can be found via our Customer Service Centre or on our website www.nelson.govt.nz

Applications must include detailed information explaining how the property meets the conditions and criteria under this policy.

Application will not be accepted for prior years.

Any rates remission will be granted for one year only following which the ratepayer may make a new application for the remission of rates for any following year so long as the conditions and criteria are still met.

Decisions on applications under this policy will be made by Group Manager Corporate Services.

Rates Postponement Policy

Objective

The objective of the postponement policy is to enable Council to provide older ratepayers with more options and flexibility. It lets older ratepayers decide how best to manage their finances and also gives older ratepayers the opportunity to stay in their houses for longer.

Conditions and criteria

- The ratepayer must be over the age of 65 (or over the age of 60 if on a benefit)
- The property must be insured
- The postponed rates must not exceed 80 per cent of the available equity in the property. The available equity is the difference between the Council's valuation of the property (the capital value at the most recent revaluation) and the value of any encumbrances against the property, including mortgages or loans.
- The property must be the prime residence of the ratepayer and owner occupied.

Procedure

Applications must be made on the prescribed form which can be found via our Customer Service Centre or on our website www.nelson.govt.nz

There is an initial application fee of \$100. Applications must include detailed information explaining how they meet the conditions and criteria under this policy. This must include a statutory declaration for the first year of the ratepayer's property insurance and the value of encumbrances against the property, including mortgages and loans.

Note that, for the rates to continue to be postponed, the Council will require evidence each year thereafter, by way of statutory declaration, of the ratepayer's property insurance and the value of encumbrances against the property, including mortgages and loans.

Decisions on applications under this policy will be made by the Group Manager, Corporate Services.

Other matters

The applicant may choose to postpone the payment of a lesser amount of rates than the full amount that they would be entitled to postpone under this policy. There is no income testing.

Repayment of the postponed rates will be required at the earlier of:

- Sale of the property, or
- Death of the ratepayer (or surviving ratepayer where there is a couple).

Interest will be charged on the postponed rates six monthly at Council's marginal rate (the current cost to Council of borrowing the required funds) plus 1% for administration and 0.25% to a risk reserve.

Council recommends that ratepayers considering postponing their rates seek independent advice from a financial adviser on the financial impacts and appropriateness of postponing their rates.

REPORT R5772

Public Feedback on Proposal to Sell Bett Carpark

1. Purpose of Report

- 1.1 To receive and consider the public feedback on a proposal to sell Bett Carpark for development as a Special Housing Area. The public feedback can be used by Council when making a decision in relation to the future of Bett Carpark.
- 1.2 A report considering Bett Carpark Request for Proposals, which includes consideration of whether to sell Bett Carpark as part of the evaluation of proposals, will be considered during the public excluded part of the council meeting on 2 June 2016.

2. Delegations

- 2.1 The Commercial Subcommittee normally has the area of responsibility to provide strategic governance, advice and direction to ensure the maximisation of Council's property portfolio. However on 26 May 2016, the Commercial Subcommittee referred this matter to the Governance Committee, which subsequently referred this matter to Council for consideration.

3. Recommendation

THAT the report *Public Feedback on Proposal to Sell Bett Carpark (R5772) and its attachments (A1544721 and A1554221)* be received;

AND THAT Council use the public feedback received in considering whether or not to sell Bett Carpark for a qualifying development under the Housing Accord and Special Housing Areas Act 2013.

4. Background

- 4.1 A Strategic Property Review was undertaken of all Council owned properties in 2015. A report was received by Council in May 2015 which identified that Bett Carpark was an asset that was potentially underutilised and not maximising its contribution to community

outcomes. It was recommended for further investigation with a view to a change of use or disposal.

- 4.2 In June 2015 Council entered into a Housing Accord with the Government. In February 2016 Bett Carpark was gazetted as a Special Housing Area (SHA) under the Housing Accords and Special Housing Areas Act 2013 (HASHA).
- 4.3 On 3 March 2016 Council resolved to approve design controls to be included in a Request for Expressions of Interest (REOI) for the sale and development of Bett Carpark (343 Trafalgar Square) as a Special Housing Area.
- 4.4 At that meeting Council also expressed a preference for the sale of Bett Carpark (Pt Lot 2 DP 224) for development as a Special Housing Area.
- 4.5 Council then ran two concurrent processes:
 - The Request for Expressions of Interest (REOI) process for the sale and development of Bett Carpark as a Special Housing Area.
 - A public feedback process to seek community views in relation to the potential sale of Bett Carpark for a Special Housing Area development. The public were able to view the REOI document including the intended outcomes Council sought to achieve for a Special Housing Area development on the site.
- 4.6 In addition all those lease and license holders for carpark within Bett Carpark and adjoining landowners were sent a letter advising of both processes and the opportunity for them to provide Council with feedback.

5. Discussion

Feedback Received

- 5.1 Public feedback was received from 31 respondents. Of those, 12 were in support of the sale and development of the site for a Special Housing Area development, 8 opposed the proposal, and a further 12 respondents did not specify the decision they sought Council to make.
- 5.2 A summary of the feedback received is contained in Attachment 1 to this report.

6. Options

- 6.1 In receiving the feedback Council can choose to use it to inform decision making on the future of Bett Carpark for development of a Special Housing Area (SHA). A report considering Bett Carpark Request for Proposals for development as a SHA, which includes consideration of whether to sell Bett Carpark as part of the evaluation of proposals, will be considered during the public excluded part of the council meeting on 2 June 2016.

- 6.2 The feedback process is not a Special Consultative Procedure under the Local Government Act, and therefore there is no right to be heard in relation to submissions. However the Council must provide the community with a reasonable opportunity to present their views in a manner appropriate to their preferences (section 82(1)(d) Local Government Act 2002). Officers understand that some respondents may choose to speak to their feedback through public forum.

7. Alignment with relevant Council policy

- 7.1 This matter is not in contradiction with any Council policy or strategic document. The report seeks that Council receive the Bett Carpark feedback, no decisions in relation to the feedback are sought.
- 7.2 The recommendation fits with Nelson 2060 in that it aligns with Goal Two: we are all able to be involved in decisions and Goal Nine: Everyone in our community has their essential needs met. It also fits with Council's community outcomes, in particular 'Our Council provides leadership and fosters partnerships, a regional perspective, and community engagement'.

8. Assessment of Significance against the Council's Significance and Engagement Policy

- 8.1 The sale of Bett Carpark (not a strategic asset) was assessed under Council's Significance and Engagement Policy as a matter of significance to some residents, particularly those living near the site or using the carpark, and of a more moderate interest to the community as a whole. The appropriate level of engagement was therefore considered to be a request for public feedback, to seek the views and preferences of persons likely to be affected by, or have an interest in the matter. The results of the feedback process are included with this report. This process meets the requirements of the Local Government Act 2002 sections 78 (community views in relation to decisions) and 82 (principles of consultation).

9. Consultation

- 9.1 The purpose of this report is for Council to receive the results of public consultation on the proposal to sell Bett Carpark for development as a Special Housing Area. Section 5 of this report contains the details about the feedback received.

10. Inclusion of Māori in the decision making process

- 10.1 Maori have not been specifically consulted on this matter.

11. Conclusion

- 11.1 This report seeks that Council receive and consider the public feedback on a proposal to sell Bett Carpark for development as a Special Housing Area. Council is required to give consideration to the views and preferences of persons likely to be affected by, or to have an interest in the matter. The public feedback can be used by Council when making a decision in relation to the future of Bett Carpark.

Lisa Gibellini

Development Projects Planner

Attachments

- Attachment 1: A1544721 - Summary of public feedback on Proposal to Sell Bett carpark
- Attachment 2: A1554221 - Public feedback on proposal to sell Bett Caprark

Bett Carpark

summary of public feedback on a proposal to sell the property for a
Special Housing Development

June 2016

1.0 Introduction

- 1.1 This document contains a summary of the public feedback on the proposal to sell Bett Carpark for development as a Special Housing Area (SHA) under the Housing Accords and Special Housing Areas Act 2013 (HASHA).
- 1.2 On 7 March 2016 Council called for public feedback on a proposal to sell Bett Carpark for development as a Special Housing Area. The qualifying development criteria for the SHA development were set out in the background information as part of the request for public feedback.
- 1.3 At the same time Council undertook a Requests for Expressions of Interest (REOI) process for the purchase and development of Bett Carpark as a Special Housing Area, subject to specified design controls. The REOI document including the design controls was available publicly, and were able to be used to inform feedback on Council's proposal to sell for a Special Housing Development.
- 1.4 Letters were also sent to all those parties who have leases or licences for carparks within Bett Carpark, advising them of the proposal and consultation and seeking their feedback as part of the overall public feedback process.
- 1.5 Feedback on the proposal closed on 11 April 2016. A total of 31 public responses were received. One late response was received marked L1. It is recommended that the late response be received by Council as it does not unfairly prejudice any party.
- 1.6 There were 12 responses in support of the proposal, 12 responses did not specify the decision they seek Council to make, and 8 responses were opposed to the sale of Bett Carpark for a Special Housing Development.
- 1.7 The majority of the responses that did not specify the decision that Council should make provided feedback that the acceptability of the proposal depends on the design of the building. These respondents were concerned about the quality of the potential residential development of the site, particularly given its location adjoining an area with heritage values.
- 1.8 This document provides a summary of the feedback received. The actual responses should be referred to for a full understanding of the particular points raised by each respondent.

7. Public Feedback on Proposal to Sell Bett Carpark - Attachment 1 - A1544721 - Summary of public feedback on Proposal to Sell Bett carpark

2.0 Summary of Public Feedback

Feedback Number	Respondent	Summary of feedback	Summary of requested decision
1	Richard Carver Redbox Architects	Agree that Council should sell it and that inner city housing is a much better use than a car park.	Supports
2	Jo Lawes Trafalgar Square	Concerned about vehicle and pedestrian conflicts in the area of NMIT entrance/exit on Collingwood Street and Collingwood/Selwyn Place intersection.	Not specified.
3	Dawn Smith Weka Street	Outlines the historical significance of the site, including that the site contained the house of Dr Francis A Bett (1873 – 1957) the medical superintendent at Nelson Hospital. Dr Bett was a collector of material on the early years of Nelson settlement which he bequeathed to the city and is now a core asset in the Museum and Library's archives.	Not specified - requests that any sale and purchase agreement contain a condition that the Bett name is continued to be associated with the site, i.e. Bett Apartments.
4	Susan Sara Tahunanui Drive	Concerned that parking is becoming an issue in the central city, especially on a Saturday when Montgomery Square is unavailable for parking due to the market.	Opposes and requests that Council consider development of Bett Carpark as a multi-storey paying carpark with reduced rates for weekly users.
5	Stephen Wynne-Jones Rangiora Terrace	Agrees with the proposal to dispose of the land for a housing development. Seeks that there is a maximum carparking requirement of one park per unit to manage adverse effects of parking.	Supports
6	Laurence Reuter Christine Carlson Nile Street	Concerned that the development will result in a high rise building that will ruin the heritage values of the area and that high rise development would be more suitable for sites closer into the city centre such as the ANZ Bank and the Nelson Library sites. Supports encouraging residential population close to the city centre.	Not specified - requests that the neighbourhood heritage values are not ruined by a high rise building.

7	Peter Olorenshaw Ralphine Way	Strongly supports selling Bett Carpark of inner city living units. Requests that height be limited to 3 stories and 10m maximum so that the development doesn't overwhelm buildings in the area, parking be restricted to one park per unit, and that council mandate multiple pedestrian entrances off the street, with only one vehicle entrance to ensure blank walls facing the street are avoided.	Strongly supports selling Bett Carpark for inner city living apartments.
8	Colin & Charmaine Taylor Auckland	Concerned that a development on Bett carpark will overshadow unit 6 Sussex Mews which they own. Concerned that a SHA development will reduce privacy within Sussex Mews and impact on the value of their property. Concerned that a development on Bett Carpark will result in the mural/artwork commissioned by the owners in Sussex Mews to enable the plain concrete wall to blend into the local surrounds being a waste of time if Bett Carpark is developed for a four storey residential development.	Oppose selling Bett carpark for four storey residential development.
9	Lucie Creed Trafalgar Street	Seeks that quality townhouses be erected on the site as there is currently a lack of properties close to the city centre and many retirees interested in townhouse living.	Support decision to sell Bett carpark.
10	Anonymous	Seeks that Council turn Bett Carpark into a metered public carpark.	Opposes - retain Bett Carpark
11	Cheries Johnson Stansell Ave	Considers that the site is wasted as a carpark and is ideal for modern inner city living. Considers that the proceeds from the sale could be put to good use for other public spaces such as cycling, walkways and parks.	Support decision to sell for inner city living development
12	Sonja Hamilton Renaissance Organic Hair Salon Hardy Street	Has leased a carpark in Bett Carpark since 2007, and considers it is ideal in location, safety and convenience for parking for extended hours when working in the city centre.	Opposes - requests that Bett Carpark is retained as a leased carpark
13	Sylvia Wesney Trafalgar Square	Considers the site should be developed into housing due to its location, but that the development should be sympathetic to the heritage values on Nile Street.	Supports decision to sell for inner city housing.
14	James Purves Sussex Mews	Considers the design controls in Council's REOI for Bett Carpark could be better thought through to ensure privacy for the adjoining properties at Sussex Mews.	Does not oppose sale of Bett Carpark for residential development.

7. Public Feedback on Proposal to Sell Bett Carpark - Attachment 1 - A1544721 - Summary of public feedback on Proposal to Sell Bett carpark

15	Duncan Davidson Orsman Crescent	Fully supports the proposal to sell Bett carpark for a housing development.	Support
16	Gregor Munro Brook Street	Seeks that when making a decision Council considers noise, carparking issues in the city centre. Suggests that an alternative use might instead be a bicycle facility for Nelson residents wishing to cycle to town.	Does not specify
17	Susan Smallcombe Sussex Mews	Considers the development will be too intensive for enjoyable living, and objects to the potential 15m height due to effects of shading and views of the Cathedral on Sussex Mews. Considers that the park is well utilised providing all day parking for workers and guests at the adjoining backpackers.	Opposes
18	Christine Barnett Heritage NZ Pouhere Taonga	Recommends that given the historical nature of the site an archaeological assessment is made of the area prior to any development works taking place.	Does not specify
19	Roger Williams Shelbourne Street	Considers that currently there is a lot of pressure on parking, and that the proposal will result in additional parking on the street in the area. Considers that any development on Bett Carpark needs to have two levels of parking. Supports encouraging people to live in city centre.	Does not specify
20	Rachel Purdie Seymour Ave	Considers Bett carpark would be ideal for parking on Farmers Market days. Concerned about another apartment complex on the site looking like Sussex Mews which is hideous and out of character with the surrounding buildings. Supports tastefully designed inner city apartments.	Does not specify.
21	Belinda Fletcher Nile Street	Considers the carpark is not being put to good use given its location and importance to the city. Considers it should be given careful consideration for development impact on Church Hill and surrounds. Considers the site could have many valuable community uses which have not been explored, that it could be land banked for future public use. Considers that the site is not suitable for a HAUSA development, that if Council is to sell it then it should be for the best development it can be. Brining life into the city could be best done with a new community asset or facility on the site or allowing it to host community events. The area is a significant tourist pathway which requires a high quality	Does not specify

		development that compatible with the neighbourhood scale and landscaped public frontages. Considers that the setbacks should also provide for landscaped frontages such as those opposite in Nile Street. Concerned that the development could attract activities that are incompatible with the area such as bars. Considers that a HASHA development could result in a lower priced, lower quality building on the site and considers that the site should not have been made a SHA.	
22	Craig Taylor Trafalgar Street	Leases 3 carparks in Bett Carpark and is concerned at have those leases discontinued. Considers that there is already a shortage of carparks in the city centre, removing Bett Carpark will increase the issue	Opposes
23	Albert Smithson Parkers Road	Considers housing on this site will do nothing for Nelson CBD as big business has gone from the centre leaving only boutique style shopping and eating houses.	Does not specify
24	Barbara & Phillip Tanner Sussex Street	Considers that the SHA qualifying development criteria is inconsistent with the NRMP policies for the inner city zone. Concerned about the effects of sunlight, views and privacy of a four storey development on Bett carpark on the Sussex Mews development in which they reside. Seeks that when Council views the proposals it applies where possible the policy intent of the NRMP.	Not opposed but considers 4 storey height limit too great for location.
25	Doug Craig Eckington Terrace	Supports the sale of Bett Carpark with design guidelines for any new building to reflect the heritage status of the surrounding area (including Church Hill).	Supports
26	Lincoln & Christine MacKenzie Nile Street	Considers Council's decision to sale and redevelop the site under HASHA to be wrong. Considers the process hasty and without sufficient public consultation. Considers that Council is incapable of persuading or coercing developers into enhancing the city streetscape with good architecture. Provides specific comment on the design controls in the Bett Request for Expressions of Interest document. Concerned about parking demand in Nile street and the additional demand caused by the development.	Does not specify
27	Bill Dahlberg Atmore Tce	Aligns with Councils objective to enhance inner city living, so seems prudent to sell the site for this purpose.	Supports

7. Public Feedback on Proposal to Sell Bett Carpark - Attachment 1 - A1544721 - Summary of public feedback on Proposal to Sell Bett carpark

28	Alec Woods Shelbourne Street	Submission on behalf of Nelson Heritage Advisory Group (NHAG). NHAG considers Bett carpark is currently underutilised and supports intensification of residential activity in the city centre. Considers that if sensitively executed could benefit the city in several ways. Seeks that no further expansion of retail or hospitality in the city fringe, and that the development does not restrict the Church Hill and Cathedral activities, and does not result in removal of any trees on Church hill. Design should be sympathetic to area and heritage features. Please to see Council intends to uphold strong design controls.	Supports with sensitive execution
29	Laurence Reuter Nile Street	Considers there should be careful planning for the site, avoiding shading the cathedral park, avoiding future residents seeking removal of trees within Church Hill. Considers design should avoid blank walls and have a relationship with heritage features of the area. Suggests making the most of the neighbourhood and relating the Provincial Museum to Bett Carpark and then redeveloping the current museum site for inner city living. Suggest former Prego building and library are ideal for inner city living. Considers that the tree at the south west corner of Bett carpark should be preserved.	Does not specify
30	Sara Cooper Brougham Street	Seeks that Council retain the land as car parks. Council's focus should be on developing ways to increase foot traffic back into the city centre.	Opposes
31	Barry Thompson Hardy Street	Opposes the proposal due to: The carpark is in an area where little parking is available. The site is just on the edge of a growing restaurant area. The site is shaded by Church Hill and not suitable for residential living There is high demand for carparking, closing off Bett carpark will only exacerbate the issue.	Opposes
L1	Elizabeth Dooley Quakers – NZ Society of Friends	Seeks that Council discuss the proposals with the NZ Society of Friends at their monthly 'Meeting for Business' to provide them with the opportunity to report back to Council with suggestions, queries or concerns.	Does not specify

Bett Carpark

public feedback on a proposal to sell the property for a Special Housing Development

June 2016



Tessa Golding

Feedback 1

From: Submissions
Sent: Friday, 11 March 2016 10:04 a.m.
To: Administration Support
Subject: FW: Betts Carpark Request for Expressions of Interest

Follow Up Flag: Follow up
Flag Status: Completed

From: website@ncc.govt.nz[SMTP:WEBSITE@NCC.GOVT.NZ]
Sent: Friday, March 11, 2016 10:04:08 AM
To: Submissions
Subject: Betts Carpark Request for Expressions of Interest
Auto forwarded by a Rule

Name

Richard Carver

Address

Redbox Architects
 8C Nile Street West
 Nelson

Phone

03 5488461

Email

redboxarchitects@gmail.com

Your feedback

Agree that the council should sell it. It is not used much and a bit of an eyesore.
 Being directly opposite the cathedral gardens it should attract a premium sale price and hopefully a private developer can put to much better use than a car park ieinner city multi housing etc

Jessica Fechney

From: Submissions
Sent: Tuesday, 15 March 2016 4:33 p.m.
To: Administration Support
Subject: FW: Betts Carpark Request for Expressions of Interest
Categories: Lauren

From: website@ncc.govt.nz[SMTP:WEBSITE@NCC.GOV.T.NZ]
Sent: Tuesday, March 15, 2016 4:32:50 PM
To: Submissions
Subject: Betts Carpark Request for Expressions of Interest
Auto forwarded by a Rule

Name

Jo Lawes

Address

Trafalgar Square

Phone

021 779560

Email

joannetooby@mc.com

Your feedback

I am concerned that there is 'an accident waiting to happen' at the NMIT 'entrance/exit 8'. It is on Collingwood Street (close to 127 Collingwood St). First problem is that cars enter and exit the NMIT carpark by crossing the footpath....cars seem to think they have right-of-way over pedestrians here, which should not be the case. My concern is that a lot of school kids use that footpath and cars are often entering/exiting at school start/finish times. Cars don't slow down or take much regard of pedestrians.

Secondly, I've seen a lot of cars exiting that carpark and crossing through the intersection traffic lights (Collingwood St/Selwyn Place) - the car actually goes through a red light in order to get across the intersection. I have also seen an occasion where the car went through a red light and also crossed the pedestrian crossing when pedestrians had a green light = DANGEROUS.

I am very happy to discuss this further, or even show a member of council what the problems are. I use this intersection/footpath on a daily basis, so am aware of these problems.

Please email to discuss, my cell phone not very reliable.

Many thanks, Jo Lawes.

Tessa Golding**Feedback 3**

From: Submissions
Sent: Monday, 21 March 2016 1:04 p.m.
To: Administration Support
Subject: FW: Feedback for proposal to sell Betts Carpark
Categories: Tessa

From: website@ncc.govt.nz[SMTP:WEBSITE@NCC.GOV.T.NZ]
Sent: Monday, March 21, 2016 1:04:03 PM
To: Submissions
Subject: Feedback for proposal to sell Betts Carpark
Auto forwarded by a Rule

Name

Dawn Smith

Address

5/58 Weka Street
 The Wood
 Nelson 7010

Phone

035488861

Email

dawninnelson@gmail.com

Your feedback

The Bett car park was the site of a house owned by Dr Francis A Bett (1873-1957). He was medical superintendent at Nelson Hospital for a time from 1904, before returning permanently to the city in 1907 to work in private practice.

Dr Bett developed an interest in Nelson History and began collecting published and unpublished material relating to the early years of Nelson settlement. This included priceless records of individuals and businesses, newspapers, maps, plans, paintings and photographs; much of which would have been lost without his efforts.

Dr Bett bequeathed his collection to the city and it was stored at the Alexander Turnbull Library until the Nelson Provincial Museum opened in 1973. The Bett Collection became a core asset in the Museum's Library and Archives.

I ask that a condition of any sale be the use of the Bett name in the development, as in, for example, the Bett Apartments. I would also like to see the inclusion of an interpretation board at the site, to increase awareness of the contribution that Dr Bett made to the city.

I am supported in this submission by the Bett Trustees, Jeremy Glasgow and Steve Bagley.

Thank you for your consideration.

Dawn Smith
Librarian, Nelson Provincial Museum, 1982-1996.

Feedback 4

Tessa Golding

From: Submissions
Sent: Tuesday, 22 March 2016 1:17 p.m.
To: Administration Support
Subject: FW: Feedback for proposal to sell Betts Carpark
Categories: Tessa

From: website@ncc.govt.nz[SMTP:WEBSITE@NCC.GOV.T.NZ]
Sent: Tuesday, March 22, 2016 1:17:08 PM
To: Submissions
Subject: Feedback for proposal to sell Betts Carpark
Auto forwarded by a Rule

Name

Susan Sara

Address

181 Tahunanui Drive

Phone

021 743465

Email

suc.sara54@rocketmail.com

Your feedback

Please consider developing Betts car park as a multi story paying car park with reduced rates for weekly users. Parking is fast becoming the issue of shopping in the central city. Especially on a Saturday when one whole car park is taken out on account of the Market. Start investing in the future. Why would people continue to come into the city to shop with limited parking.
 Many Thanks

Feedback 5

Tessa Golding

From: Submissions
Sent: Wednesday, 23 March 2016 12:04 p.m.
To: Administration Support
Subject: FW: Feedback for proposal to sell Betts Carpark
Categories: Tessa

From: website@ncc.govt.nz[SMTP:WEBSITE@NCC.GOV.T.NZ]
Sent: Wednesday, March 23, 2016 12:03:47 PM
To: Submissions
Subject: Feedback for proposal to sell Betts Carpark
Auto forwarded by a Rule

Name

Stephen Wynne-Jones

Address

6 Rangiora Terrace Tahunanui Nelson

Phone

03 548 5026

Email

swynne@slingshot.co.nz

Your feedback

I agree with the proposal to dispose of this land and for it to be developed for housing. It is important though that it is well designed and quality. I also think that in this type of development there should be a maximum car parking requirement of one per unit only, or even the Wellington central practice of no on site parking at all. Car parking on this site needs to be carefully assessed to ensure its adverse effects are appropriately managed.

Tessa Golding

From: Submissions
Sent: Wednesday, 23 March 2016 12:09 p.m.
To: Administration Support
Subject: FW: 20 unit apts on Nile St & Trafalgar Sq
Categories: Tessa

From: Customer Service Team
Sent: Wednesday, March 23, 2016 12:09:16 PM
To: Submissions
Subject: FW: 20 unit apts on Nile St & Trafalgar Sq
Auto forwarded by a Rule

From: Laurence Rueter [<mailto:tulaandniles@orcon.net.nz>]
Sent: Wednesday, 23 March 2016 11:57 a.m.
To: Council Enquiries (Enquiry)
Subject: 20 unit apts on Nile St & Trafalgar Sq

Hi-- This is by way of a submission, if possible--

We do not think that it is a good precedent to begin making highrise buildings on the borders of the cathedral park in Nelson. This sets up pressure for the heritage buildings such as ours to be replaced by additional high rise bordering on the park.

Far better to offer places like the ANZ bank on the corner of Trafalgar and Hardy, and the adjacent corner where the museum is. Keep the bank and the museum on the bottom floor of the buildings and put four stories of dwelling above each of them. We do need resident population closer to downtown.

And another ripe possibility is the former Prego Mediterranean location next to the Library on Halifax Street. The Library location itself is an additional possibility.

Please do not ruin our neighborhood of heritage buildings by bringing in high rises adjacent to the Cathedral park.

Feedback 6

Thank you for your attention.

Best regards,
Larry Rueter
Christie Carlson
28 Nile St
Nelson 7010
03 545 6959

Lauren Hammond

From: Submissions
Sent: Thursday, 24 March 2016 8:30 a.m.
To: Administration Support
Subject: FW: Feedback for proposal to sell Betts Carpark
Categories: Lauren

From: website@ncc.govt.nz[SMTP:WEBSITE@NCC.GOV.T.NZ]
Sent: Thursday, March 24, 2016 8:30:20 AM
To: Submissions
Subject: Feedback for proposal to sell Betts Carpark
Auto forwarded by a Rule

Name

Peter Olorenshaw

Address

10 Ralphine Way
Maitai Valley Nelson

Phone

5466176

Email

peter@peteroarchitect.co.nz

Your feedback

I strongly support selling Betts carpark for inner city living units. Having city living units on this site will provide vibrancy to the city : carparks work against this vibrancy.
Having more people living in town, means fewer carparks need to be provided as people living in towns don't need to use a car on a daily basis.
The two provisos I would have is that the height be limited to 3 stories and 10m maximum height so it doesn't overwhelm the buildings in the area and secondly to mad ate the provision of multiple street front pedestrian entries and only one vehicular entry to underground carparking: I would hate to see an outcome anything like the adjacent "Sussex Mews" with its blank concrete facades onto the street.

Bev McShea

Feedback 8

From: Submissions
Sent: Friday, 25 March 2016 2:37 p.m.
To: Administration Support
Subject: FW: Feedback for proposal to sell Betts Carpark
Categories: Bev

From: website@ncc.govt.nz[SMTP:WEBSITE@NCC.GOV.T.NZ]
Sent: Friday, March 25, 2016 2:36:54 PM
To: Submissions
Subject: Feedback for proposal to sell Betts Carpark
Auto forwarded by a Rule

Name

Colin Taylor

Address

2603/1 Courthouse Lane, Auckland 1010

Phone

(09) 35 99 334

Email

colin.taylor@xtra.co.nz

Your feedback

My wife Charmaine Ann Taylor and I do not wish Betts carpark to be sold with the proviso for a residential building of up to four-storeys (15 metres) in height to be erected on the site for the following reasons:

1. Commencing four years ago we invested in the development of Sussex Mews in Nile Street and purchased Unit 6 within the Mews with the intention of this ultimately being our retirement home. At that time there was no indication whatsoever that our home or Sussex Mews could be over-shadowed by a proposed towering four-storey adjoining Special Housing Area development. If we had known this at the time, we would have never considered involvement in Sussex Mews or buying a unit there. It is simply 'not fair' to Sussex Mews residents that Nelson City Council has allowed Sussex Mews to proceed without informing investors and purchasers of council plans to permit four-storey higher density development in Betts Carpark of up to 15 metres which will inevitably block light and views from Sussex Mews and which could be expected to significantly raise the noise, traffic and 'nuisance' factors for all home owners within what is currently a quiet, serene and very liveable central city neighbourhood.
2. Our Unit 6 in Sussex Mews was specifically designed to ensure peace, privacy and security. However, if Betts Carpark is sold for four-level Special Housing development, our Unit 6 courtyard will be directly exposed to the gaze of residents looking down from the 3rd and 4th levels windows of a proposed Special Housing Area development onto our property (and others) which will effectively constitute a serious breach of privacy.
3. The erection of a Housing Accords and Special Housing Areas Act four-storey development adjoining Sussex Mews can be expected to severely impact on the value of our property and that of other Sussex Mews owners due to blockage of light, breach of privacy and lowering the residential aesthetics and construction standards of the immediate vicinity.
4. In respect for the attractive surroundings in the Nile Street area, Sussex Mews owners commissioned and had painted by a local artist, a wall mural designed to blend a plain concrete wall into the local

Feedback 8

surroundings. Effectively, this will have been a waste of time if a four-storey Special Housing Area development goes ahead.

5. A Special Housing Area development of up to 15 metres in height would stick out like a sore thumb in the graceful 'olde worlde' environs of the area characterised by lovely old homes, leafy trees and manicured gardens and park. Having a monolithic housing block dominate the cityscape would severely detract from the aesthetic appeal of this very special part of the Nelson CBD.

In conclusion, as the NZ Herald's commercial property writer and editor for the past 14 years, I am only too well aware of the detrimental effect and negative impact that inappropriate buildings project can have on attractive and quality neighbourhoods.

We therefore have no wish to see Betts carpark sold and see a four-storey 15-metre Special Housing Area development inflicted on our chosen neighbourhood.

Yours sincerely

Colin Taylor and Charmaine Ann Taylor

Bev McShea

Feedback 9

From: Submissions
Sent: Tuesday, 29 March 2016 1:31 p.m.
To: Administration Support
Subject: FW: Feedback for proposal to sell Betts Carpark
Categories: Bev

From: website@ncc.govt.nz[SMTP:WEBSITE@NCC.GOV.T.NZ]
Sent: Tuesday, March 29, 2016 1:31:21 PM
To: Submissions
Subject: Feedback for proposal to sell Betts Carpark
Auto forwarded by a Rule

Name

lucie creed

Address

411 trafalgar street south

Phone

0274934062

Email

luciecreed411@gmail.com

Your feedback

I agree with the decision to sell Betts carpark.I hope good quality townhouses (3bedroom,2bathrom) will be built on this site as there is currently a lack of such properties close to city cente & many retirees interested in townhouse living.

Bev McShea

Feedback 10

Subject: FW: Betts Carpark - Total Feedback Document - 11Mar2016 (A1517149)

Hi Bev

I have had n person provide verbal feedback who wishes to remain anonymous, could you please add this into the list/master document:

"Council should retain ownership of Bett carpark and turn it into a metered public carpark."

Thanks

Lisa Gibellini
Senior Planning Adviser
Nelson City Council / Te Kaunihera o Whakatū
03 546 0375
www.nelson.govt.nz

Jessica Fechney

Feedback 11

From: Submissions
Sent: Wednesday, 30 March 2016 8:30 p.m.
To: Administration Support
Subject: FW: Feedback for proposal to sell Betts Carpark

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Jessica

From: website@ncc.govt.nz[SMTP:WEBSITE@NCC.GOV.NZ]
Sent: Wednesday, March 30, 2016 8:30:21 PM
To: Submissions
Subject: Feedback for proposal to sell Betts Carpark
Auto forwarded by a Rule

Name

Cherie Johnson

Address

68 Stansell Ave

Phone

+64276215008

Email

raycomholdings@gmail.com

Your feedback

I think the space would be great for modern inner city living and is wasted as a carpark. The money from the sale could be put to better use for other public spaces such as cycling, walkways and parks.

Jessica Fechney

From: Submissions
Sent: Wednesday, 30 March 2016 8:50 p.m.
To: Administration Support
Subject: FW: Feedback for proposal to sell Betts Carpark

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Jessica

From: website@ncc.govt.nz[SMTP:WEBSITE@NCC.GOV.T.NZ]
Sent: Wednesday, March 30, 2016 8:49:31 PM
To: Submissions
Subject: Feedback for proposal to sell Betts Carpark
Auto forwarded by a Rule

Name

Sonja Hamilton, Renaissance Organic Hair Salon

Address

1st Floor, 210 Hardy Street, Nelson

Phone

03 548 9887

Email

renaissancenelson@gmail.com

Your feedback

As a small business owner operating on Hardy Street, I have leased number 31 Betts Car Park since 2007 and in that time I have spent approximately \$10k, possibly more. I have found this car park to be ideal for my purpose, and my safety/well-being, as quite often I finish work late in the evening and it is often dark. It is probably the closest and most convenient area for me to park, especially as my car is often there for many hours during the day.

So for these reasons I would be very reluctant and sorry to see this car park go. Please consider my request, as I am in the business for the long-haul and would definitely continue my lease if possible. Thanks and regards,

Sonja Hamilton (Salon owner)

From: Submissions
Sent: Saturday, 2 April 2016 10:53 a.m.
To: Administration Support
Subject: FW: Feedback for proposal to sell Betts Carpark
Categories: Bev

From: website@ncc.govt.nz[SMTP:WEBSITE@NCC.GOV.T.NZ]
Sent: Saturday, April 02, 2016 10:53:17 AM
To: Submissions
Subject: Feedback for proposal to sell Betts Carpark
Auto forwarded by a Rule

Name

Sylvia Wesney

Address

362 Trafalgar Square Nelson Central Nelson 7010

Phone

03 5487784

Email

sylviawesney@xtra.co.nz

Your feedback

I believe correct name should be Bett not Betts referring to Dr Bett who lived in the demolished house. I agree the site should be developed into housing and due to the closeness of the Cathedral and the historic Nile Street properties opposite the corner, the proposed housing development should be very sympathetic to these properties. Inner city housing should be encouraged.

Bev McShea

Feedback 14

From: Submissions
Sent: Saturday, 2 April 2016 2:38 p.m.
To: Administration Support
Subject: FW: Feedback for proposal to sell Betts Carpark

Categories: Bev

From: website@ncc.govt.nz[SMTP:WEBSITE@NCC.GOV.T.NZ]
Sent: Saturday, April 02, 2016 2:38:09 PM
To: Submissions
Subject: Feedback for proposal to sell Betts Carpark
Auto forwarded by a Rule

Name

James Purves

Address

Units 1 & 4 Sussex Mews, 8 Sussex Street, Nelson 7010

Phone

0212741850

Email

jamespurves@mac.com

Your feedback

I write in my capacity as an owner of residential property close to (but not immediately adjacent to) Betts Car Park. I do not object to the sale of Betts car park for residential development.

However, I think some of the design controls could be better thought through to ensure better outcomes for landscaping and the privacy of the adjacent properties in units 5 & 6 of 8 Sussex Street (Sussex Mews).

I think a 4.8m setback on the northern boundary is a good idea, however, since the area will receive no sun for most of the year, requiring it to be exclusively landscaped seems foolish. Resident/guest parking amenity or single story garaging/storage would seem permissible too, as long as it were limited a single storey height in order to ensure some outlook for the southern windows of the neighbouring Inn Between.

I am surprised that the setback on the eastern boundary is not a minimum of 2.4m on the entire boundary, but if there are justified reasons for the southern 10m (or maybe 7m or so) to not have this setback, the exemption from the setback should be height restricted to ensure reasonable separation between the development and unit 5 Sussex Mews higher than ground storey.

I believe it would be prudent for the privacy of units 5 & 6 Sussex Mews to ensure that east facing windows or balconies in the proposed development are not directly overlooking the courtyards of these two homes. This could easily be achieved by horizontal slot windows above head height in east facing rooms, where required to limit oversight. The setbacks may in some areas (especially for unit 6 Sussex Mews) already prevent any oversight.

Kind regards,
 James

Bev McShea

Feedback 15

From: Submissions
Sent: Sunday, 3 April 2016 7:32 a.m.
To: Administration Support
Subject: FW: Feedback for proposal to sell Betts Carpark
Categories: Bev

From: website@ncc.govt.nz[SMTP:WEBSITE@NCC.GOV.T.NZ]
Sent: Sunday, April 03, 2016 7:32:21 AM
To: Submissions
Subject: Feedback for proposal to sell Betts Carpark
Auto forwarded by a Rule

Name

Duncan Davidson

Address

39 Orsman crescent, Nelson

Phone

0210391642

Email

kiwiduncan@gmail.com

Your feedback

I fully support selling Betts' carpal so that it can be developed as housing.

Bev McShea

Feedback 16

From: Submissions
Sent: Sunday, 3 April 2016 2:44 p.m.
To: Administration Support
Subject: FW: Feedback for proposal to sell Betts Carpark
Categories: Bev

From: website@ncc.govt.nz[SMTP:WEBSITE@NCC.GOV.T.NZ]
Sent: Sunday, April 03, 2016 2:44:09 PM
To: Submissions
Subject: Feedback for proposal to sell Betts Carpark
Auto forwarded by a Rule

Name

Gregor Munro

Address

1/320 Brook Street, Nelson

Phone

0226230406

Email

greg@securitgroup.com

Your feedback

When making this decision have the council considered that the residents will have to live with the events that occur regularly in summer on the Church steps and 1903 square and the effect that losing the 50 or so car parks will have on the amount of parking stock available in central Nelson, especially with the markets on Saturdays and the effect of rising sea levels resulting in flooding in Montgomery car park. I formerly owned 17 Shelbourne street and it was obvious that parking is at a premium during summer events in Nelson. An alternative use might instead be a bicycle parking facility for Nelson residents wishing to cycle into town. There is currently no secure bicycling storage facility in town despite the councils own push to encourage residents to be healthy and cycle to work and reduce the traffic delays. Just saying.

Bev McShea

Feedback 17

From: Submissions
Sent: Sunday, 3 April 2016 7:23 p.m.
To: Administration Support
Subject: FW: Feedback for proposal to sell Betts Carpark
Categories: Bev

From: website@ncc.govt.nz[SMTP:WEBSITE@NCC.GOV.T.NZ]
Sent: Sunday, April 03, 2016 7:23:07 PM
To: Submissions
Subject: Feedback for proposal to sell Betts Carpark
Auto forwarded by a Rule

Name

Susan smallcombe

Address

3 sussex news.8 sussex street

Phone

0211870867

Email

susansmallcombe@gmail.com

Your feedback

I live in sussex mews adjacent to betts carpark. We have 1300 square metres for the 6 dwellings whereas betts is 1182 sq metres squeezing 12 to 20 units will be too intense for enjoyable living. Each unit will need two car spaces and space for the two rubbish bins.

I am objecting to the height as it will shade our small gardens from the afternoon Sun.it is higher than the other private houses on Nile street and will be an eyesore on the corner blocking views of the cathedral and their gardens.

It seems,a form of bullying to say we cannot object to a building block 4 stories high when it affects the surrounding area and the beauty of Nelson.

You say the carpark is underused but to me it seems full all day. Where will all these workers park all day? Where will the guests at the inn park?

Please confirm you have received my email

Regards, Susan smallcombe

Bev McShea**Feedback 18****Subject:** FW: Bett carpark proposal - feedback

From: Christine Barnett [<mailto:cbarnett@heritage.org.nz>]**Sent:** Tuesday, 5 April 2016 9:12 a.m.**To:** Lisa Gibellini**Cc:** Alison Dangerfield; Claire Craig**Subject:** Bett carpark proposal - feedback

Hello Lisa

It has come to Heritage NZ attention that Nelson Council is considering selling the Betts carpark for inner city residential development.

Peter Millward, NHAG member, forwarded the Betts carpark proposal to Alison Dangerfield, Heritage Adviser Architecture, at Heritage NZ.

Alison passed the email on to me as the Nelson District in one of the areas that I cover in my responsibilities as the Regional Archaeologist for the Central Region.

Given the historic nature of Trafalgar Square I would recommend that an archaeological assessment is made of the area prior to any inner city residential development or other works in this location.

Please do get in touch with me if you would like to discuss this further.

Kind regards

Christine Barnett

Christine Barnett | Regional Archaeologist | Heritage New Zealand Pouhere Taonga | PO Box 2629, Wellington 6140 | Ph: (64 4) 494 8320 | DDI: (04) 494 8323 | Mobile: 027 217 8903 | Visit www.heritage.org.nz and learn more about New Zealand's heritage places

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Submission Summary

Nelson Draft Annual Plan 2016/17 - Submission #7675

Name	Mr Roger Williams	Phone	035480170
Organisation		Mobile	035480170
Designation		Email	roger_williams@xtra.co.nz
Address	9 Shelbourne Street,	Status	Accepted
Town	Nelson	Received	4/5/2016 12:00:00 AM
Postcode	7010		

Subject Summary:

Department	Subject	Opinion	Summary
Other	Other		A comment on the proposal to turn the Bett Car Park into 20 houses. At present there's a lot of pressure on parking in this area and taking away the parking for the hostel next door to the car park will move a lot of cars onto the streets particularly where I live in Shelbourne St. That's not even thinking about the many cars that pay to park in the BCP daily. So my plea is that any development (which I take it to be a big apartment complex rather than houses), will need to have probably two levels of parking in it before rising up a few more levels. It could be a well designed and significant Nelson structure. We certainly need more people living in the inner city and this sort of intensification is just what we need.

Printed: 06/04/2016 10:10

Bev McShea

Feedback 20

From: Submissions
Sent: Thursday, 7 April 2016 8:18 p.m.
To: Administration Support
Subject: FW: Feedback for proposal to sell Betts Carpark
Categories: Bev

From: website@ncc.govt.nz[SMTP:WEBSITE@NCC.GOV.T.NZ]
Sent: Thursday, April 07, 2016 8:18:05 PM
To: Submissions
Subject: Feedback for proposal to sell Betts Carpark
Auto forwarded by a Rule

Name

Rachael Purdie

Address

37 Seymour Ave, The Brook

Phone

03 539 4779

Email

furet1@slingshot.co.nz

Your feedback

I have driven, walked and cycled past this car park many, many times - and sometimes even through it, and had NO IDEA that it was a public carpark! I wonder if that's why it was under utilised? It just looks like a private carpark. Would be a great spot for parking on farmer's market days. I would be concerned if another apartment complex went up like the one beside it (4 stories is quite high), which is hideous and totally out of character with the surrounding buildings. However, tastefully designed inner city apartments could be ok.

Bev McShea

Feedback 21

From: Submissions
Sent: Friday, 8 April 2016 12:48 p.m.
To: Administration Support
Subject: FW: Feedback for proposal to sell Betts Carpark
Categories: Betts Carpark, Tessa

From: website@ncc.govt.nz[SMTP:WEBSITE@NCC.GOV.T.NZ]
Sent: Friday, April 08, 2016 12:45:43 PM
To: Submissions
Subject: Feedback for proposal to sell Betts Carpark
Auto forwarded by a Rule

Name

Belinda Fletcher

Address

34 Nile Street Nelson

Phone

0272843941

Email

Belinda.fletcher.lawyer@xtra.co.nz

Your feedback

Betts Carpark submissions

My concerns are :

1. I agree that the Betts site is a valuable site. Its common name as the Betts Carpark does not realise its importance to the City.
2. It is not being put to good use as a car park. Rent at only \$85 per month is not a good return and I question when parking is at a premium why it is rented for so little. I am concerned though as to the increase pressure on parking when the site is developed. As it is there is significant pressure on parking in the area and I would not like to see that added to particularly as someone who lives in the area and needs access to their home.
3. The Site is valuable to the Community as a whole .
4. It is adjacent to the Church hill – as far as I can see the last bit of council owned land other than the end of Trafalgar street that is .
5. Land next to the Church Hill needs to be given careful consideration both for development impact on the Church Hill so it is complementary to the Hill and surrounding environs.
6. It is flat land the Church hill has almost no easily accessible flat land.
7. This site could have many valuable community uses which have not been explored . For instance as a park which would be available for all and community events and appeal to old, young, able bodied, not able bodied.
8. That it could continue to be land banked for future community development another museum- library – art gallery – a place for people to gather and rest.
9. This site is not suitable for the housing accord and affordable housing- if it is going to be sold off then it should be for the best development it can be. However I note councils representative assurance that there is no requirement of affordability in the criteria for this site even though it has been classified under HASHA.

Feedback 21

10. The Sale benefits so few people.
11. The Council speaks of bringing more life to the inner city bringing people into the city that could be best done with a community asset or facility.
12. The Council speaks of bringing people into the city to live I agree that this is a positive thing that is why I myself live so near the city fringe but there are many empty buildings in the city CBD that the council could encourage private owners to allow for residential as part of their buildings not take a valuable publicly owned site and turn it into affordable apartment building. I acknowledge the development of Sussex Mews as positive in that it built residential in a commercial area / fringe area and put privately held land to good use.
13. I am concerned the Betts site is small on the one hand and large in significance to the area on another and that placing a large 4 storey building there is out of keeping with the character of the surrounding area – no building except the Rutherford Hotel is over two storeys above ground level on land immediately adjacent to the Church Hill.
14. Rather than taking the lead to make the city more liveable and user friendly the council are creating a poor precedent example of future development of public sites.
15. The character of the area is low rise generally quaint homes and historic buildings (the School of Music – Marsden Chapel / School and adjoining precincts and walks this proposed development is undermining the character of the area
16. The area is a significant Tourist attraction and is a pathway to exploration for tourists of the city fringe school of music , Bishops School Chapel and down to the river -again there is no attraction in this building for the tourist looking for that experience of the area.
17. There are many existing community events that could benefit from the development of this site as a park – the Masked parade – Light Nelson – the Adams festival – gathering place for sports people cyclists/ walkers/runners during events / artists – a smaller manageable site for letting to corporates looking to host events – for instance another site for the Adams festival goes to host concerts between its existing venues – thereby gaining revenue for the city.
18. Having lived in this area for nearly 17 years I believe that it is imperative that the council make landscaping a priority for Nile Street/ Trafalgar Square in a planned and consultative way. It is disappointing that the Council did not contribute in a more proactive way to the landscaping of the foot path on the Nile Street boundary with Sussex Mews so that what is there now is a long concrete wall with very minimal plantings. I note that in my period of residence of 17 years the council has built some wooden planter boxes around the plane trees which were planted with poisonous plants and I understand provided 8 small ficus plants for the footpath boundary with Sussex mews which were recently sprayed by Nelmec as a weed just as they were getting some growth . Laterly new " heritage style" lamp posts were put in to fit with the historic nature of the area . These examples of Council development were either done with no consultation or very limited consultation with adjacent residents.
19. I am concerned that pressure will be brought to bear by residents/ or council itself of the development to cut the church hill trees or landscape it in a way to suit that building rather than the Church hill.
20. There is a long standing residential neighbourhood opposite and near the Betts car park it has some mixed use in it of professional offices and retail speciality shops and B&B and funeral home and places of worship the quiet nature of those uses fits with residential use. Bars and Restaurants and more noisy activity puts strain on the residents and the anecdotal feedback from other cities is that they tend to drive out the very residents that you want to attract. I would ask that Bars and Restaurants/ food outlets/Cafes not be allowed to be part of this development.
21. Local Residents work hard to give back to our community in our own small ways keeping gardens, picking up rubbish near our area and church hill keeping an eye out for each other and the areas safety. This is something that comes with having residential with a street frontage to the area. It concerns me that an apartment building does not encourage that type of investment in the community by the occupiers of the building.
22. The Design of the building allows for set back from the north and east boundaries but that same consideration is not given the Nile Street or Trafalgar square areas that do need good landscaping and that are the Public face of any development .
23. The building will be pushed hard on to the boundaries of Nile street and Trafalgar square again putting pressure on those streets –there is very little consideration for the special nature and character of those

Feedback 21

areas and very little provision for landscaping . Council did little to insure good landscaping on Nile st with Sussex mews. There is very little flat green space so close to this end of the inner city and the Church hill and access to flat green areas on the church hill can be difficult particularly for the elderly, disabled and those with young children.

24. This classification under HASHA creates uncertainty for the Community . People are looking for good quality residential . Recent sales and advertised developments would indicate that such properties would have the potential to sell for \$650,000 to 1.5 million + if one looks at such developments as Sussex mews and those currently being advertised in Collingwood Street. Iam concerned that the Community will get a lower price than if it had been sold without special classification to the open residential market with good strong design requirements.

25. There is no guarantee that an apartment building will make the inner city more vibrant or have a positive impact on it. I do accept that the predominant use of this site as residential is positive if it is going to be sold .

26. I believe that the predictions for Nelson are for an aging population with limited population growth. In my experience the common purchaser of inner city housing in Nelson is a person over 50 with older children or few if any children and generally with above average income and who may only live part of the time in Nelson. If one considers the ownership of adjacent properties it fits this profile. I would suggest that such residents are looking for a good degree of comfort and are willing to pay for that and do not need and do not expect the community to subsidise them into housing by way of HASHA.

27. My understanding is that 8 of the 9 sites approved for HASHA in Nelson were from developers – there was no need for the Council to put up the Betts carpark site . Developer interest was declared as high so why was it classified under HASHA . The predicted need was for 400 units Betts put it over the sites needed by 17 sites so why classify it under HASHA

In making my submissions I have considered the Nelson Resource Management plans and objectives for the Inner City . However it does seem to me that the plan does not adequately protect this site or allow for its appropriate development and special nature so close to the Church hill. Particularly I am concerned about :

IC2., IC3 site amenity and IC4

I have considered the HASSHA legislation And SHA

I consider myself as an Adjacent resident as Iam very close to the site and affected by any development there.

Thankyou for the opportunity to submit . yours faithfully Belinda Fletcher

Bev McShea

Feedback 22

From: Submissions
Sent: Saturday, 9 April 2016 5:29 p.m.
To: Administration Support
Subject: FW: Feedback for proposal to sell Betts Carpark
Categories: Bev, Betts Carpark

From: website@ncc.govt.nz[SMTP:WEBSITE@NCC.GOV.T.NZ]
Sent: Saturday, April 09, 2016 5:29:01 PM
To: Submissions
Subject: Feedback for proposal to sell Betts Carpark
Auto forwarded by a Rule

Name

Craig Taylor.

Address

Taylors we love shoes
 245 Trafalgar st

Phone

5487866

Email

craig@weloveshoes.co.nz

Your feedback

As lessee of 3 carpark in the Betts Carpark we are obviously concerned at the prospect of having these carpark discontinued.To the best of my knowledge there is already a shortage of carpark in the CBD and removing these will only add to that problem.The Betts carpark are very conveniently located.If we no longer have access to these park where would you propose we hire alternative park from?
 I would suggest you seek other property in the CBD that might have old buildings occupying them that could be knocked down to provide greater density accommodation instead of reducing existing carpark facilities

Bev McShea

Feedback 23

From: Submissions
Sent: Sunday, 10 April 2016 11:56 a.m.
To: Administration Support
Subject: FW: Feedback for proposal to sell Betts Carpark
Categories: Bev, Betts Carpark

From: website@ncc.govt.nz[SMTP:WEBSITE@NCC.GOV.T.NZ]
Sent: Sunday, April 10, 2016 11:55:57 AM
To: Submissions
Subject: Feedback for proposal to sell Betts Carpark
Auto forwarded by a Rule

Name

Albert Smithson.

Address

1/117 Parkers Road. Tahunanui. Nelson. 7011.

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03-5486685.

Email

a_smithson@xtra.co.nz

Your feedback

It is quite amazing that it has taken so long to find out this property was earning so little. Housing on this block will do nothing for Nelson CBD as most of the bigger businesses have gone and all we have is boutique style shopping and eating houses.

Bev McShea

Feedback 24

From: Submissions
Sent: Sunday, 10 April 2016 4:34 p.m.
To: Administration Support
Subject: FW: Feedback for proposal to sell Betts Carpark
Categories: Bev, Betts Carpark

From: website@ncc.govt.nz[SMTP:WEBSITE@NCC.GOV.T.NZ]
Sent: Sunday, April 10, 2016 4:34:11 PM
To: Submissions
Subject: Feedback for proposal to sell Betts Carpark
Auto forwarded by a Rule

Name

Barbara & Philip Tanner

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03 5530535

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bptanner@kinect.co.nz

Your feedback

We are not opposed to the council considering the sale and purchase of the Betts car park for the purpose of proving buildings for dwelling. However when we read the height and yield requirements on p.9 of the Betts car park special housing area document there appears to be discrepancy and some inconsistency between what is written in the "Whakamahere Whekatu Nelson Plan" established under the resource management act 1991 and the design controls published in the proposal agreement for this development. In particular:

1. Policy I.C.4 Building height.

The majority of the buildings surrounding Betts car park are low rise. A maximum height of 15 metres will be out of scale with the existing streetscape and surrounding area (IC.4.1)

This will impact on the other buildings thus creating a reduction in environmental quality. It will block and detract the views of residents in Nile, Sussex Mews (especially units 5 & 6) and Trafalgar Square (a busy tourist and visitor area due to its pleasant low rise, sunny and open outlook which invites you to see clearly, enter and turn into Nile street and beyond) An objective of good town planning.

The privacy of adjacent properties Unit 5 and 6 of Sussex Mews, and the Inn between will definitely be seriously reduced. Despite Council stating a year ago it had no intention of selling Betts car park (thus setting the impression the area was to remain "open") and restricting Sussex Mews to a two storey complex to address this policy of building heights, appeared to confirm this. Is there not some flexibility re in the Housing Accord requirements to allow Council not to abandon their policies. This site is a much more sensitive site than the one Sussex Mews is on. I wonder if the style of building with courtyards and open fencing along the borders of unit 5 and 6 were not a direct response to this. A different approach would have happened by the Architect if it was known a 15m building, with large occupancy, very close to the boundary, could have been granted permission to occupy the space in the future.

2. Policy IC2.1 Sunlight

We believe this policy applies to this specific area of the city as well as the areas highlighted in the

document under this policy.

The 3 metre building will shade buildings in Nile and Trafalgar square and in particular Units 5 & 6 of Sussex Mews.

It will also cast a large shadow across Nile and Trafalgar Square for most of the day and early evening. (4 storey buildings in other parts of the city cast a shadow of at least, the width of 2 dwellings and are highlighted in other parts of your document as being of a concern.) This makes then colder and darker areas and impacts on heating, lighting and maintenance of buildings/streets. This will happen for those neighbouring residents. The street front is also narrower down Trafalgar Square and along with the very tall trees, and the high position of the Cathedral, will impact with a tall building opposite, to create a cold shadowy environment (similar to that outlined in IC2.1 sunlight -Trafalgar, Hardy and Bridge Streets).

We suspect it will reduce sunlight for most of the day in winter to the street front and road.

With regard to our unit 5, we will lose a significant amount of sun in the later part of the day particularly, possibly resulting in retreating from our courtyard garden and higher use of electricity and power during the winter which the sun delayed, compared to the other neighbouring buildings.

3. Policy IC2.4 Views

Placing a taller building within surrounding low rise buildings will interrupt or otherwise compromise significant views not to mention privacy. The area surrounding is low rise, has full day sun, views and proximity of and to the Church, park and main street within view. All considered desirable assets, placing value on the properties. The Inn between with its large numbers of visitors to Nelson could lose the view (not to mention quality of light) to most of its rooms.

With regard to privacy being lost I cannot understand why the setback on the eastern boundary is not a minimum of 2.4m on the entire boundary, which along with our height concern, result in unit 5 appearing to be doubly disadvantaged. Whilst there is a situation where one cannot always hold onto a view as of right, here is a situation where with careful planning and application the view can be retained without compromising heavily the building of another. Just good architecture and applying sound policy of restricting high building in low rise areas. A perfect opportunity to get it right. WE DO NOT CONSIDER THE HEIGHT SET IS APPROPRIATE TO THE CURRENT SITE WITH REGARD TO INNER CITY PRIVACY AND VIEWS.

The 2 storey limit on Sussex Mews has resulted in keeping the buildings well lit, sunny, private and offer interesting and aesthetic views beyond. It does not encroach or take away the qualities of neighbouring properties. This proposal sounds as if all of this would be threatened by the design controls in the proposal (Betts Design controls p.9) We brought the property for these assets and quality of living when having to downsize and come into the city.

Due to the Housing Accord agreement we cannot, I believe object to a building block of 4 storeys high, with a high level of occupancy, causing its own set of problems re parking, extra traffic, close proximity living, with all that that brings, with intrusion of additional noise and movement from that heavy occupancy. There will be, as well, extra amenities and services required in an existing community with low usage. It will change the dynamics and desirability to live in this inner city community.

It hoped that when Council views the proposals received, it will apply where ever possible, the policy, principles, design controls and recommendations highlighted in this response, which are contained in the 'Whakamahē Whēkatu Nelson Plan 1991, to this site which doesn't appear to suit the selected recommendations and policy of the Housing Accord.

We, as ratepayers, rely heavily on the Council to make sure they apply the policy and recommendations they set out to protect citizens and the quality of life we have, living in Nelson. Particularly when our opinions and rights are thwarted by denial of the right to object.

However we thank you for the chance to comment.

Barbara & Philip Tanner

Sussex Mews

Nelson.

dated 10.4.2016

Submission Summary

*included in Annual Plan***Nelson Draft Annual Plan 2016/17 - Submission #7907**

Name	Mr Doug Craig	Phone	02108134723
Organisation	Private submission	Mobile	02108134723
Designation	Private submission	Email	doug.071@gmail.com
Address	7 eckington tce	Status	Accepted
Town	Nelson NZ	Received	4/11/2016 12:00:00 AM
Postcode	7010		

Subject Summary:

Department	Subject	Opinion	Summary
Other	CBD enhancement		<p>I am a consultant planner with experience as a lecturer at University of Auckland in urban design. Additionally I have been an active member of the Nelson Heritage Advisory group for past 4 years.</p> <p>I would like to see some active collaboration with CBD property owners on improving the frontage and public open space within the CBD. We have seen the success of the upper Traftagar Street area for outdoor dining and public events over the summer.</p> <p>Other areas ,notably lower Traftagar street (past Bridge Street) are becoming run down with empty or under-used premises. The demolishing of Trathens Building (forthcoming) will leave a hole in the Traftagar street fabric. The ambience of Nelson CBD as a small people-centred centre should be reinforced by appropriate design of the public realm i.e. kerbing, build-outs for seating and street furniture, planting [see central Napier as an example]</p> <p>I support the sale of Bett carpark with design guidelines for any new building to reflect the heritage status of the surrounding area (including Church Hill)</p>

Betts.

Printed: 11/04/2016 04:48

			I do not support the move of library to State Services Building in Trafalgar Street - the expansion of the existing building - either using the carpark or adjacent buildings and/or addition of a second storey is recommended. A consultation on the proposal along the lines of Stoke Community Centre proposal is to be recommended.
Other	Elma Turner Library		

Printed: 11/04/2016 04:48

Bev McShea

Feedback 26

From: Submissions
Sent: Sunday, 10 April 2016 4:35 p.m.
To: Administration Support
Subject: FW: Feedback for proposal to sell Betts Carpark
Categories: Bev, Betts Carpark

From: website@ncc.govt.nz[SMTP:WEBSITE@NCC.GOV.T.NZ]
Sent: Sunday, April 10, 2016 4:34:29 PM
To: Submissions
Subject: Feedback for proposal to sell Betts Carpark
Auto forwarded by a Rule

Name

Lincoln & Christine Mackenzie

Address

32 Nile Street, Nelson

Phone

03 548 7685

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cathedral.garden@xtra.co.nz

Your feedback

Feedback on the proposal to sell and develop Betts car park

As immediate neighbours at 32 Niles Street (directly across the road) we wish to make a submission regarding the proposal to sell and re-develop the Betts car park.

The Housing Accords and Special Housing Areas Act (HASHA)

First and foremost we consider the decision by the council to carry out this sale and re-development under the provision of the Housing Accord and Special Housing Areas (HASHA) Act 2013 to be wrong in principle for the following reasons:

- The council has been the custodians of this special piece of land for decades and has had ample opportunity to canvass community views on its best use, and maximise the values to the ratepayers of its sale and development. Not only has it failed to do this, but now under political pressure from central government it has entered a hasty process where all parties do not have sufficient time to decide on the optimum use of this space that will bring most benefit to the people of Nelson. The fast tracking and shortcuts implicit in the SHA process may have an outcome that we will regret in the future.
- The decision to recommend the Betts car park for development under HASHA was taken without any consultation with the community and has precluded its consideration for any other public use such as a public park or community facility of some sort.
- Although the HASHA process may be acceptable in other designated areas in Nelson, because of the special location of the Betts car park and the need for public input into its fate, the council is urged to withdraw the site from the HASHA process.
- There is actually not shortage of, poorly utilised, land in the central city that is eminently suitable for development for high density apartment-style housing (New Street, Hardy Street, Bridge Street). Rather than hastily disposing of a very valuable piece of council real estate (both in terms of its financial and

Feedback 26

amenity value) without community consultation, the council should be incentivising land owners of poorly used land in the central city to develop or sell their land for residential development.

Design specifications

While we believe that the decision around the type of development for the Betts car park needs wider consultation, we are not against its use for high density housing. This is as long as we can be assured that this will be a high quality development that will not end up as another ugly tilt slab monstrosity of which there are many recent examples in the inner city (the south side of Fashion Island, the south side of the Prego building, the Quest apartments, the Aon building, Sussex Mews etc. etc.). Our scepticism springs from our observation that council seems to be incapable of persuading or coercing developers into enhancing the city streetscape with good architecture. The very recent large blank concrete box constructed on Halstead Street is a perfect example of the neglect by council in enhancing the aesthetics of the city.

The request for expression of interest specifies some design controls on the development. We take issue with some of these:

- The specifications state : "No built element will extend beyond a daylight envelope measured at 25 degrees from the back of the footpath at the southern edge of Nile Street". This means that most of Nile Street on this frontage will be in shade for good part of the year. This should be changed so that the daylight envelope should be measured from the centre line of Nile Street. The continuous buildings comprising the planned apartments and neighbouring Sussex Mews means that at least 100 metres of the northern foot path on Nile Street will be in permanent shade from March to November. This will make this very uninviting during these months. There should be some gaps in the building structure that let some sunlight reach this footpath.
- Nile Street between Trafalgar Square and Collingwood Street is an important, well trodden, promenade for locals and tourists alike. There are many tourists following the Trevor Horne trail that walk through these streets daily. Having a street that is in almost perpetual shade and an ugly domineering building on the Betts car park site will very much detract from the tourist's experience.
- The specifications state that: "Walls at ground floor level on the street will have a maximum length of 6 metres without visual relief." This will lead to something looking very like the adjoining Sussex Mews wall or the Quest building and is too long. The maximum distance should be 4 metres without visual relief.
- Contrary to the specifications, the provision of useable external balconies should be mandatory, for most if not all the apartments. This will provide some relief to the facades otherwise it will end up slab sided like the Quest building. It is interesting to note that the concept drawings by Irving Smith Jack show balconies on the north side. It is odd that architects do not seem to appreciate that it is the south side of the building that will provide the best views and the most pleasant environment for most of the year. North facing balconies will face the wall of the adjacent backpackers 4 metres away.
- There is no mention in the specifications of the need for the building to be constructed with energy conservation in mind. (e.g. solar water heating, double glazing etc.). This is contrary to the Council's sustainability policies which encourage such measures.
- We have no problem with some commercial activity on the ground floor such as a lunch bar or cafe.

Parking

The Betts car park has 42 parking spaces that are full every week day. This is exactly the same as the number of parking spaces on Nile Street between Trafalgar Square and Collingwood Street. With the current plan for development of Betts car park, the parking situation in Nile Street will become more difficult than it is already. By midday during the week all parking spaces for at least a kilometre from Betts car park are completely occupied. The large number of visitors daily to the Backpackers, the School of Music (when it is operational) and Marsden House exacerbate this.

None of the council documents associated with this project explain where the vehicles currently parking in Betts car park are going to go. We are concerned that the increased parking pressure in the area will see the south side of Nile Street eventually become a limited time period parking area. This would cause us and our neighbours considerable difficulties. We would welcome an assurance that this won't happen. The design specifications of the Betts car park development should have specified that a basement car park

Feedback 26

(below street level) was mandatory, to accommodate residents vehicles and provide rental parking for other users. The topography of the site lends itself to this and would permit the above ground space to be used most efficiently without the need for the provision of car parks. An underground car park would not preclude the use of the area as a public park/recreation area.

Yours faithfully,
Lincoln and Christine Mackenzie 10 April 2016

Bev McShea**Feedback 27**

From: Submissions
Sent: Sunday, 10 April 2016 9:47 p.m.
To: Administration Support
Subject: FW: Feedback for proposal to sell Betts Carpark
Categories: Bev, Betts Carpark

From: website@ncc.govt.nz[SMTP:WEBSITE@NCC.GOV.T.NZ]
Sent: Sunday, April 10, 2016 9:46:43 PM
To: Submissions
Subject: Feedback for proposal to sell Betts Carpark
Auto forwarded by a Rule

Name

Bill Dahlberg

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548 8655

Email

billdahlg@xtra.co.nz

Your feedback

As one of the NCC objectives are more inter city living then it would seem prudent to offer this section for intercity development, within the NCC development codes.

Bev McShea

Feedback 28

From: Submissions
Sent: Monday, 11 April 2016 5:21 p.m.
To: Administration Support
Subject: FW: Feedback for proposal to sell Betts Carpark

Categories: Betts Carpark

From: website@ncc.govt.nz[SMTP:WEBSITE@NCC.GOVT.NZ]
Sent: Monday, April 11, 2016 4:44:25 PM
To: Submissions
Subject: Feedback for proposal to sell Betts Carpark
Auto forwarded by a Rule

Name

Alec Woods

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 Nelson 7010

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alecwoodsnz@gmail.com

Your feedback

I write this submission as chairman of the Nelson Heritage Advisory Group (NHAG). I would like to speak to the submission and am requesting to be heard at the full Council meeting on 2 June. There may also be other NHAG members who would like to be present at this time.

NHAG is of the view that the Bett carpark (named after Dr Bett) is space which is currently under-utilised. NHAG supports the intensification of residential development in the CBD and believes that if sensitively executed, the development could benefit the city in several ways.

The carpark is within easy walking distance of a busy restaurant and retail area but we would not like to see any further expansion of retail or hospitality take place in this development.

The site is adjacent to the Church Hill and Cathedral and these activities on these sites should not be restricted in any way by new residential development.

We would also wish to see all trees on the Church Hill remain unless it can be shown that they are a danger to passers-by.

Most importantly, any development should be sympathetic in design terms to the surrounding area and its heritage features. The less than desirable aspects of much inner city commercial development should be avoided and NHAG is pleased to see that it is Council's intention to uphold strong design controls.

Alec Woods

Bev McShea

Feedback 29

From: Submissions
Sent: Monday, 11 April 2016 11:53 a.m.
To: Administration Support
Subject: FW: Feedback for proposal to sell Betts Carpark

Categories: Bev, Betts Carpark

From: website@ncc.govt.nz[SMTP:WEBSITE@NCC.GOV.T.NZ]
Sent: Monday, April 11, 2016 11:52:57 AM
To: Submissions
Subject: Feedback for proposal to sell Betts Carpark
Auto forwarded by a Rule

Name

Laurence Rueter

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28 Nile St (East), Nelson 7010

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035456959

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jlymaneric@gmail.com

Your feedback

In regards to the sale of Betts Carpark for a fast tracked 12 to 20 unit building at that location -- we as adjacent neighbors think there should be careful planning for such a site.

We do not think it is appropriate to shade our beautiful cathedral park. Nor is it sustainable to build a four story building which may eventually entitle residents within its walls to ask for removal of tall or shading trees in the cathedral park.

And especially we do not think there should be a blank slate for a four storey building with no particular architectural relationship to the heritage nature of buildings in the vicinity of the park on the east side of Trafalgar Square. A tall building with no balconies signals a missed opportunity here.

The precedent of a multi-story could also put pressure on existing heritage buildings to be replaced with further high rise buildings. Especially, since this area is quite attractive to tourists. Most days there are several tourists per day photographing our house and neighboring victorian vintage buildings, why not use it to the benefit of the city?

Why not make the most of the neighborhood here and move the Provincial museum to the Betts Carpark location, as Trafalgar and Hardy could be utilized in a far more valuable manner. The current Provincial Museum site could produce income as commercial on the ground floor with apartments upstairs. And the antiquated regulation for the cathedral to be in line of sight all along Trafalgar St could be re-thought as well.

We welcome more population density near the center of town even in this area if it is sensitively done. The

buyers with a pocket to afford such apartments, are generally more elderly, and not inclined to walk up stairs.

The Council-owned former Prego location and the library building, would be a brilliant location for apartments overlooking the river and bring good revenue for the city. The Library could even stay downstairs.

Perhaps an arm could be twisted at ANZ Bank to remember the promise they made to replace the beautiful heritage building they tore down two decades ago at their site on Trafalgar and Hardy! Downtown is where we really need a resident population.

With the current climate of NZ as an easy tax haven, perhaps a bit more care could be put into future buildings, to make something we can all be proud of.

There is a notable tree, planted in 1905, at the SW corner of the Betts Carpark that we think should be preserved. This has not been mentioned in the Request for Expressions of Interest document.

Bev McShea

Feedback 30

From: Submissions
Sent: Monday, 11 April 2016 10:09 p.m.
To: Administration Support
Subject: FW: Feedback for proposal to sell Betts Carpark

Categories: Bev, Betts Carpark

From: website@ncc.govt.nz[SMTP:WEBSITE@NCC.GOV.T.NZ]
Sent: Monday, April 11, 2016 10:09:19 PM
To: Submissions
Subject: Feedback for proposal to sell Betts Carpark
Auto forwarded by a Rule

Name

Sara Cooper

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Your feedback

I feel that the council should retain this land as it is and lease the carparks as they already are. This land being built on will alter this landscape fare too much and our Nelson area is fab as it is...

I feel that the councils focus should be on developing ways to get an increase in foot traffic back into the Nelson centre. We, people need atmosphere, not buildings...

If there is to be buildings go up, they need to be set back from the roadside and taper inward as each level goes on...to help create a feeling of space, rather than the decreasing of space that feels to be occurring all over town, with all these mammoth rectangular creations going up right now...

Would be really nice to create foot traffic only areas down Trafalgar St, between Selwyn and Hardy, Hardy and Bridge, Bridge down to the Westpac Building... these (Hardy and Bridge) could become one way streets, perhaps increasing on the lost precious parking spaces... much nicer atmospheric spaces could be created in these foot traffic only spots and the one way will create, potentially less chaos... this is not the area for this suggestion and you may already be doing something with this area of town...

Thank you for reading

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THOMPSON, DALY & CO.
CHARTERED ACCOUNTANTS

B.L.C. THOMPSON, B. Com. C.A.
 D.J. DALY, B. Com. C.A.
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Telephone (03) 548 2049
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 Email: accountant@tdea.co.nz

266 HARDY STREET,
 P.O. BOX 102,
 NELSON 7040

11 April 2016

Nelson City Council
 Trafalgar Street
 Nelson

Attention Lisa Gibellini
 Senior Planning Adviser

email lisa.gibellini@ncc.govt.nz

Re: Betts Carpark Future Use

I am in somewhat of a daze as to what the correct closing off date is for this matter, as I note that in a Newspaper article of 20 March 2016 the 4th April is nominated as the closing date, whereas in the Nelson Mail of 10 March I note the date is suggested as Monday 11th April at 5 pm. Copies of both articles are attached.

I object to the suggestion of using Betts Carpark as an inner-city residential development on the grounds that:

- 1 This carpark is in an area of the City where very little public carparking is available.
- 2 It is sited just on the edge of a growing food use area, being close to the southern top of Trafalgar Street (Church Steps) and the southern end of Morrison Street (several restaurants in a small street) and also is very close to a large number of newly established food places around the Collingwood/Tasman Street intersection – Panama, Chinese Takeaways, Little India, La Gourmandise, Urban and Sprig & Fern, all of these are in the close vicinity.
- 3 The site of this carpark is not good for residential as it is very much in the shade of the Cathedral and Gardens and a high rise building would have to be built to clear the obvious shading from the properties immediately adjacent to buildings on the North and Pitt & Moore on the NE boundaries, together with a very high and dense protected tree taking a sizeable area and height in the NW Corner.

Many years ago when a suggestion was made to extend the Church Steps across Selwyn Place into Trafalgar Street and create a Trafalgar Street Mall and allow traffic going along Selwyn Place to go in an underpass, I calculated that a large amount of parking would have been lost in the Trafalgar Street/Selwyn Place area and submitted that to the NCC.

CHARTERED
 ACCOUNTANTS

I live in the southern portion of Trafalgar Street and come in to the office at least 6 mornings per week parking in our private car park in Hope Street. I am astounded how over the last 4 to 5 years the private carparking use, I presume, by shop assistants and office workers in the middle of town is gradually building up to the south in the streets of Collingwood Street, Shelbourne Street and particularly Trafalgar Street outside the Girls College. I used to think that parking was mainly caused by girls attending the Nelson College, but now I note that it's a mix of Girls College and the public vehicles which are now parked in Trafalgar Street.

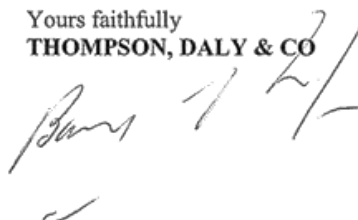
The Nelson Polytech cancels out all public parking to the east of the Central City, both in East Hardy and East Nile Streets.

To close off Betts Park for vehicle use would require the providing of at least that much area somewhere else in that locality, which I just can't see will happen. I would also mention that the Betts Carpark is not very well advertised, the very small sign notifying that parking is available through the NCC has not been cleaned for a long time, is very small and also sits up on a pole very high outside the normal driver's vision. I presume as a result of these factors the Park is not fully let to permanent paying users.

I would welcome your thoughts on my comments which are made on a general observance basis, rather than being fully researched as I would normally do.

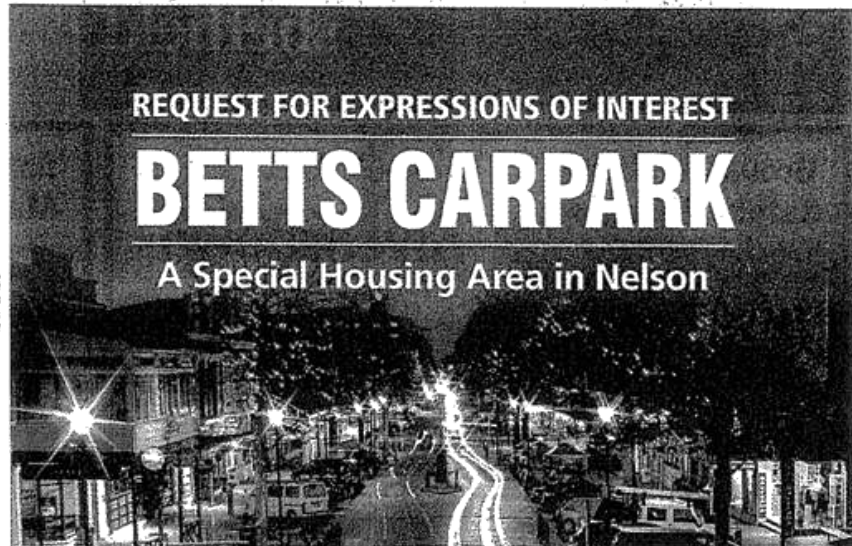
Yours faithfully

THOMPSON, DALY & CO



Feedback 31 Sunday Business
20 March 2016
D5

7. Public Feedback on Proposal to Sell Bett Carpark - Attachment 2 - A1554221 - Public feedback on proposal to sell Bett Carpark



REQUEST FOR EXPRESSIONS OF INTEREST

BETTS CARPARK

A Special Housing Area in Nelson


Nelson City Council Requests Expressions of Interest (REOI) from suitably qualified and experienced developers interested in purchasing and developing Betts Carpark, situated in the heart of Nelson city.

This site is a Special Housing Area under the Housing Accords and Special Housing Areas Act 2013, which aims to cut red tape and streamline the development process. Concept design proposals for the development are not required as part of this REOI process but will be required as part of any Request for Proposals following the short listing of successful respondents to this REOI.

More information can be found at [nelson.govt.nz search = betts carpark](http://nelson.govt.nz/search=betts+carpark) where you are able to download the full REOI document which includes timeframes, information required for this REOI, development aspirations and design outcomes sought.

Closing date for this REOI is 5pm on 4 April. Please direct any questions to Senior Planning Adviser Lisa Gibellini on 03 546 0375 or lisa.gibellini@ncc.govt.nz.

nelson.govt.nz search = betts carpark

 Nelson City Council
te kaitiaki o whakaiti

is available.
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outcall. Ph.
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Z Girls
Wendy

TRADES & SERVICES

PAINTER/DECORATOR
interior & exterior, quali-
fied. Old/new work. Free
scaffold. 027 265 0349

TIDY UP TIME

PHONE Harold at Tree
Services for all your
tree and property
maintenance. 546-7597

PUBLIC NOTICES

PUBLIC NOTICES

Fledglings Clairvoyant Evening

Nelson Spiritualist Church
Cnr Tipahi & Motueka Sts
Friday 11 March 7pm -
8.30pm, \$5 members, \$8
non members

Waimea Pony Club

AGM Tues 22nd March
7.30pm, Sprig and Fern,
Mapua. All welcome.

Chapter 5 Verse 8
Messages to 18 Herbert
Street, Richmond, Nelson
7020. Funeral service to
celebrate June's life will be
held at Waimea Richmond
Funeral Home, cnr
Salisbury and Champion
Roads, Richmond, on
Saturday, March 12,
2016, at 1.00pm. June will
then be laid to rest with her
husband Keith at the
Richmond Cemetery.
**Waimea Richmond
Funeral Directors
N.Z.I.F.H.**
www.wrfs.co.nz

UREN, Mervyn Francis:
5.3.1927 — 6.3.2016
Dearly loved family friend
of Peter, Dianne, Ayden
and Leigh Smith.

WILSON, Marjory Eileen
(nee Blackadder, Pahl):
Loved widow of Owen Pahl
and Joe Wilson. Precious
mother and mother-in-law
of Kaye and Dawson
McKay, Patricia Emms and
Noel Delany, Blue Pahl,
Mark Pahl and Donna,
Michelle and Dave Atkins.
Adored Nana to Kim and
Shaun, Gabrielle and
Patrick, Corey and
Pamela, Dylan, Travis and
Kelle, Lisa and Glenn,
Brett, Todd and Stacey,
Kurt, Daniel, Matthew and
Luke. A loving Great
Grandmother to Jadeyn
and Stacey, Zodie, Daniel,
the late Kirstin, Taela and
Jade, Thomas, Alice and
Eric. Special friend to her
extended Wilson family,
and loved by many. She
passed away quietly in
Takaka in her 90th year
surrounded with love and
affection. A graveside
service will be held to
celebrate Marje's colourful
life at Rototoi cemetery on
Thursday the 10th of
March, 2pm, all welcome.

Feedback sought for Betts Carpark

Nelson City Council is looking
for public feedback on its
proposal to sell Betts Carpark.

A recent Property Asset Review identified that
Betts Carpark, at the corner of Trafalgar Square
and Nile Street, Nelson, is under used, and that
continued ownership of the site may not be in
the best interest of ratepayers.

To find out more about the proposal to sell Betts
Carpark, and to give your feedback online, visit
nelson.govt.nz, search term = Betts Carpark.

Feedback must be submitted before 5pm on
Monday 11 April. A decision will be made by
Council in early June. For more information
contact Lisa Gibellini, Senior Planning Adviser,
on 03 546 0375 or lisa.gibellini@ncc.govt.nz

nelson.govt.nz

Nelson City Council
to kaitiaki or whakatu

your Nelson Mail



548 7079
46 2867

Nelson Mail
your paper

Honour your loved ones in print Feedback 31 and online...

Celebrate and honour the legacy of your
loved one's life and inspire family and
friends to do the same.

Death notices published in the Nelson Mail are
now available on our website.

For more information on the Nelson Mail death
notices online service contact:

The Nelson Mail
on (03) 548 0119 or 0800 800 515
or classifieds@nelsonmail.co.nz

Or your Funeral Director can answer any
questions you may have on the Nelson Mail
death notices online service.

www.nelsonmail.co.nz/deathnotices

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your paper

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Get great discounts when booking
an ad every day of the month!

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IN MEMORIAM

IN MEMORIAM

WW1 - Nelson-Tasman deaths this quarter.

1916

O'shea — George Augustus	11 January
Moore — Frederick Ernest	21 February
King — Arthur Norman	23 March

Service details available on Nelson Provincial Museum website :

<http://www100.nelsonmuseum.co.nz/list>

STORYTAC

**Nelson Provincial
MUSEUM**
Pahon, Tapanui & Te Tai Ao

WW1 - THEIR STORIES - OUR HISTORY
Cnr Trafalgar and Hardy Sts

Bev McShea

Feedback L1

From: Administration Support
Subject: FW: To Nelson City Council Planning Department on the subject of the proposed sale of Betts Carpark

From: elizabeth dooley [<mailto:elizdooley@hotmail.com>]
Sent: Thursday, 14 April 2016 2:53 p.m.
To: Lisa Gibellini
Cc: Jan Marsh; Christine Gillespie; John Liell
Subject: To Nelson City Council Planning Department on the subject of the proposed sale of Betts Carpark

Quakers

the Religious Society of Friends - Aotearoa / New Zealand

Te Hahi Tuhauwiri

Dear Lisa Gibellini

Firstly, may we apologise for missing the 11 April 2016 feedback date.

We, the Nelson Meeting of the New Zealand Society of Friends would like to express our interest in the ongoing discussions regarding the above Council-owned land.

Our Meeting House is across the road from Betts Carpark in Nile Street and we would be extremely interested in hearing all proposals for this site.

The structure of the Society of Friends means that while we come together every Sunday for Silent Worship, we only come together for what we term "Meeting for Business" once every month. We would like the opportunity to discuss proposals together in our Meeting for Business and report back to you with any suggestions, queries or concerns. The Society of Friends worldwide has a history of intentional planning for community - witness our Quaker Settlement at Whanaganui.

As a background to our concerns, our values include integrity, eco-sustainability and working together as a Community.

We are delighted to read Nelson intends to be a friendly, walkable City and that cities are about people. We remember your initiative of some years ago when you asked people to refrain from erecting high fences. Many people passing our Meeting House and the adjoining houses clearly enjoy looking into the gardens over the low fences.

We look forward to hearing from you.

In Friendship

Elizabeth Dooley

Acting Clerk for the Nelson Meeting, NZ Society of Friends

Ph 548 4370

Feedback L1

REPORT R5858

Special Housing Areas

1. Purpose of Report

- 1.1 To approve two new Special Housing Areas (SHAs), and make an amendment to an existing gazetted SHA. To agree that Her Worship the Mayor recommend to the Minister of Building and Housing the SHAs and amendments for consideration under the Housing Accord and Special Housing Areas Act 2013 (HASHA).

2. Delegations

- 2.1 No committee of Council has delegations for this piece of legislation and therefore the matter needs to be considered by full Council.

3. Recommendation

THAT the report Special Housing Areas (R5858) and its attachments (A1548015, A1548048, A1551280, and A1548018) be received;

AND THAT Council approve 1 & 5 Tahunanui Drive (A1548048) and 19 & 21 Beach Road (A1548015) as potential Special Housing Areas;

AND THAT Council approve the amendment to the qualifying development criteria for the number of storeys for the Ocean Lodge Special Housing Area (A1548018);

AND THAT Her Worship the Mayor recommend those potential areas (Tahunanui Drive and Beach Road) and the amendment to Ocean Lodge SHA to the Minister of Building and Housing for consideration as Special Housing Areas under the Housing Accord and Special Housing Areas Act 2013.

4. Background

- 4.1 Council entered into a Housing Accord with the Minister of Building and Housing on 11 June 2015 under HASHA.

- 4.2 In order to meet its obligations under the Housing Accord, especially in relation to targets, Council can consider using Special Housing Areas as a tool under HASHA. Under the Accord Council can recommend the creation of Special Housing Areas to the Minister of Building and Housing.
- 4.3 On 17 December 2015 Council approved for recommendation to the Minister of Building and Housing the creation of 8 Special Housing Areas and an Order in Council was passed by Cabinet on 15 February 2016 declaring those 8 areas as SHAs.
- 4.4 On 3 March 2016 Council approved for recommendation to the Minister of Building and Housing the creation of an additional SHA at 45 & 47 Beach Road. This is scheduled to be approved by Order in Council on 11 May 2016.
- 4.5 Council has yet to receive any resource consent applications under HASHA, however advice from the majority of developers of SHA's is that they are on track to submit an application before the September 2016 deadline.

5. Discussion

- 5.1 Officers have received requests for further SHAs, and an amendment to the qualifying development criteria for an existing SHA (Ocean Lodge). Details of the SHA's proposed qualifying development criteria and infrastructure requirements are provided in Attachments 1, 2, 3, and 4 and the proposals are summarised below.

Beach Apartments SHA

- 5.2 Officers have received a request from the landowner of 19 & 21 Beach Road that the property be considered as a SHA. This site is close to the Ocean Lodge and Beach Road SHA's (all three being located on Beach Road) and the landowner seeks the similar qualifying development criteria for the site as that sought by Ocean Lodge following the amendment sought in this report. Further details of the proposed SHA are provided in Attachment 1.

Tahuna Lifestyle Apartments SHA

- 5.3 Officers have received a request from the landowner of 1 & 5 Tahunanui Drive that the property be considered as a SHA. Qualifying development criteria consistent with the Beach Road SHAs is sought for this site. Further details of the proposed SHA are provided in Attachment 2.

Farleigh SHA

- 5.4 Officers have received a request form Hybrid Homes who wish to have 35 Farleigh Street considered as a SHA. Qualifying development criteria and a map of this rural site in Dodson's Valley are provided in Attachment 3.

Ocean Lodge SHA Amendment

- 5.5 Ocean Lodge SHA is currently preparing a resource consent application under HASHA and have recently had a pre application meeting with the Council's Major Projects Team. Officers have received a request from Wakatu Inc for the amendment of the qualifying development criteria for this existing SHA. The amendment proposed is for an additional storey. The existing and proposed qualifying development criteria for Ocean Lodge are summarised in the table below:

Existing Qualifying Development Criteria	
Maximum number of storeys	4
Maximum calculated height	20
Minimum dwelling capacity	30
Proposed Qualifying Development Criteria	
Maximum number of storeys	5
Maximum calculated height	20
Minimum dwelling capacity	30

- 5.6 Wakatu Inc seek that the maximum number of storeys be amended from 4 to 5, but that the maximum height be retained. The amended qualifying development criteria are proposed in Attachment 4. The reason for the amendment is that the initial plans were to have carparking underground, however geotechnical engineering advice gained does not support this due to the high water tables on the site. Therefore carparking will take up the first storey on the ground floor, pushing the design into 5 storeys instead of the intended 4.

6. Options

- 6.1 The criteria used to evaluate SHA suitability and each sites assessment are detailed in Attachments 1 to 4, along with a map identifying each area. The criteria include the HASHA requirements that need to be satisfied (adequate infrastructure and demand for residential housing), consistency with the Accord, and alignment with the Nelson Resource Management Plan. A summary of the officers recommendation in relation to each SHA request is provided in the table below:

Name	Recommendation
Beach Apartments	suitable
Tahuna Lifestyle Apartments	suitable
Farleigh	not suitable
Ocean Lodge (amendment to qualifying criteria)	suitable

- 6.2 Some sites already have sufficient infrastructure connections. Other sites require additional connection and/or capacity to be provided. Where this isn't already a project in the Long Term Plan the necessary infrastructure will need to be provided by the developer. Developers are also able to seek that projects be included in the LTP and Council can choose to consult with the community on their inclusion. The SHA's will not result in any additional infrastructure costs on Council from that included in the current or future Long Term Plan(s).
- 6.3 Council has the option of approving these SHA's and the SHA amendment for recommendation to the Minister, or declining to recommend them to the Minister. Council has committed through the Housing Accord to enhance housing supply.
- 6.4 The current likely yield from the ten gazetted SHA's is 417 residential units and if Council approves the SHA's in this report the likely total yield Council has enabled through the Housing Accord will be 500 residential units.
- 6.5 The SHA's will assist Council to meet the Accord targets, and to enhance the supply and of sections and apartments in the Nelson market, thereby enabling a range of housing choice.
- 6.6 If Council decides not to recommend the additional SHA's and SHA amendment, the development opportunity of those Tahuna sites will likely be lost as developers indicate the HASHA process enables them to overcome current economic viability barriers on these sites.
- 6.7 The Farleigh SHA is not supported by officers because it is a property that is zoned Rural and is not suitable for geotechnical reasons for intensive residential development consistent with the goals of HASHA. The development proposed by Hybrid Homes consists of a small cluster of seven residential sites (800m² to 1,000m² in size) set amongst seven larger rural lifestyle sites (4,000m² to 60,000m²). The Nelson Housing Accord states that Council, in implementing the Accord, will have a particular focus on releasing supply in existing residential zoned areas.
- 6.8 Farleigh Street is zoned Rural, and the development that is planned for that site is rural small holdings in nature and scale. Officers consider that the Farleigh site is not suitable for intensive residential development that would be anticipated under the HASHA, and that the creation of a SHA on this site is inconsistent with the intent of the Accord. While

limited development of the site by Hybrid Homes for sustainable housing may be appropriate through a Resource Management Act process, officers do not support its gazettal as a SHA.

7. Alignment with relevant Council policy

- 7.1 The recommendations align with the direction set by Council for SHA's at the 17 December 2015 and 3 March 2016 Council meetings and the Housing Accord.

8. Assessment of Significance against the Council's Significance and Engagement Policy

- 8.1 This matter is not significant in terms of Council's Significance and Engagement Policy.

9. Consultation

- 9.1 The public has not been consulted on this matter. HASHA does not require that any consultation is undertaken in identifying SHAs. Time has not allowed for specific community consultation on the location of potential SHAs. Notification of adjacent landowners may occur when resource consents relating to qualifying developments are considered.
- 9.2 Officers have consulted with the Ministry of Education and NZ Transport Authority in relation to the potential new SHA's. Formal responses have not been received at the time of writing this report.

10. Inclusion of Māori in the decision making process

- 10.1 Maori have not been consulted on this matter.

11. Conclusion

It is now 11 months since Council entered into the Housing Accord with the Government. Following the approval of SHA's by Council on 17 December 2015 and 3 March 2016, officers have received requests for three new SHA's, and an amendment to a gazetted SHA. This report seeks Council approval for two new SHAs (Beach Apartments and Tahuna Lifestyle Development), and the amendment of Ocean Lodge SHA to include an additional storey.

Lisa Gibellini

Development Projects Planner

Attachments

- Attachment 1: A1548015 - Beach Rd SHA
- Attachment 2: A1548048 - Tahunanui Drive SHA
- Attachment 3: A1551280 - Farleigh SHA
- Attachment 4: A1548018 - Ocean Lodge SHA

Nelson City Housing Accord

SHA – Beach Apartments

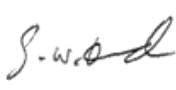

Recommended	suitable
SHA Name	Beach Apartments
Address	19 & 21 Beach Road Lot 8 DP 144 (CT NL2B/601) & Lot 10 DP 144 (CT NL25/265)
Approximate size	0.1012ha and 0.1012ha (total 0.2024ha)
Landowner	Aloha Investment Properties Ltd
Developer	Tony Vining
SHA request received	Tony Vining
Brownfield/Greenfield	Brownfield, apartment block
Approximate yield	25

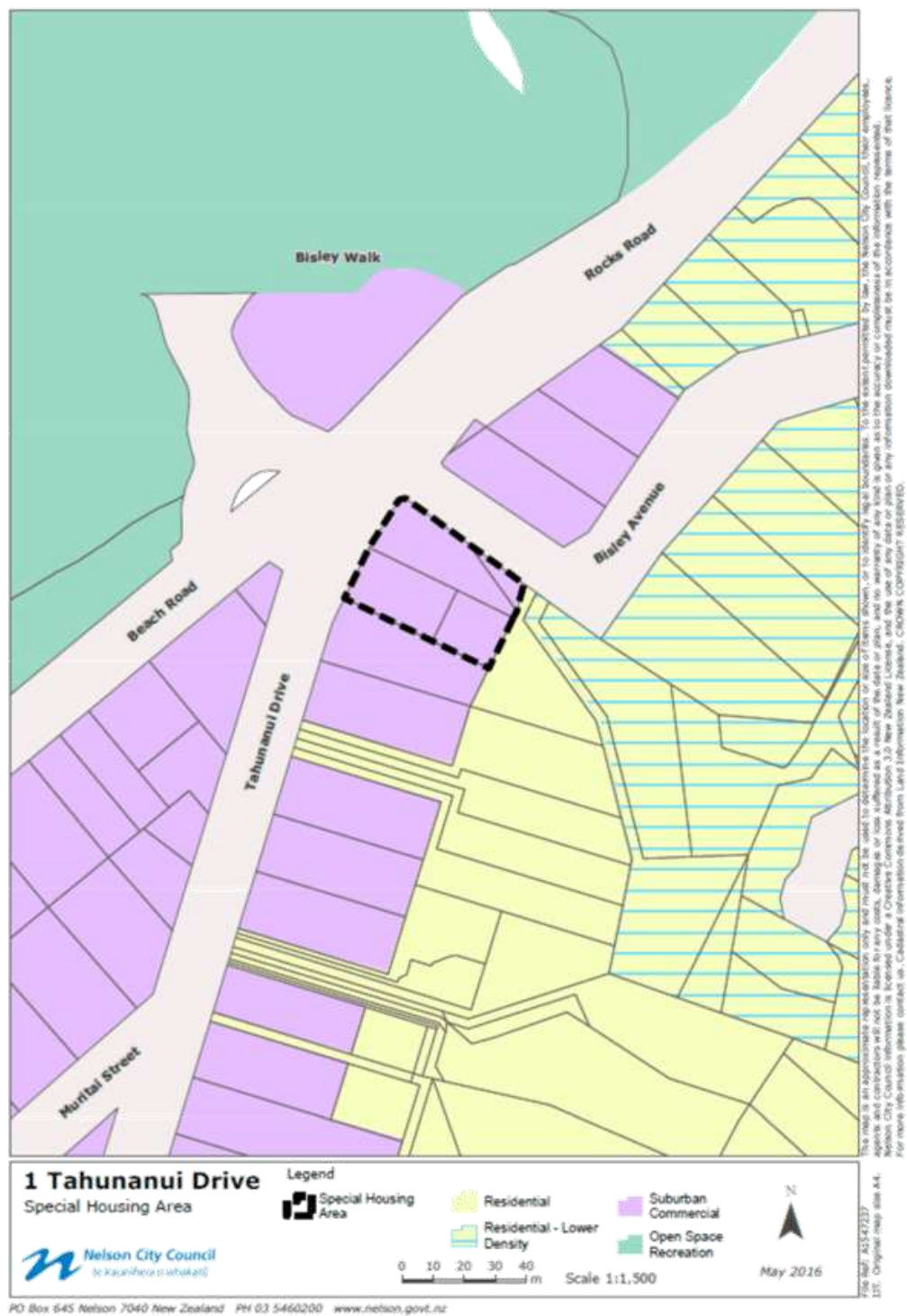
Qualifying Development Criteria
<ul style="list-style-type: none"> • <i>Maximum number of storeys that building may have: 5</i> • <i>Maximum calculated height that building must not exceed: 20m</i> • <i>Minimum dwelling or residential site capacity: 15</i>

Criteria	Summary	Notes
Consistent with Nelson City Housing Accord	Yes	The site will contribute to the diversity of housing stock and typology, thereby contributing to the Housing Accords aim of improving housing supply and affordability.
Alignment with the District Plan	Yes	The proposed SHA aligns with the NRMP provisions for residential development as part of a mixed use development in the Suburban Commercial Zone.
Infrastructure availability/readiness, including available capacity	yes	The area has suitable provision for infrastructure to support the development. This will be a mix of Council supplied capacity available to the site and developer supplied infrastructure capacity/connection

		<p>where there is insufficient capacity/connection.</p> <p>Wastewater:</p> <p>The developer will need to undertake an assessment of the capacity of the existing wastewater pipe serving the site. If it is under capacity the developer will need to fund and construct works to provide capacity for the development.</p> <p>Stormwater and Flooding/Coastal Inundation:</p> <p>The developer will need to undertake a stormwater assessment to identify the capacity of the existing system serving the site and to demonstrate that the proposed development will not result in any new or increased effects on any adjoining land.</p> <p>The site is approximately RL15.5m which is equivalent to the maximum storm tide level plus 0.5m sea level rise (NIWA report August 2009). Consideration may need to be given to 0.8m sea level rise (RL15.8m) as per MfE recommendations.</p> <p>All internal infrastructure will be provided by the developer in accordance with the NCC Land Development Manual 2010.</p>
Landowner views	yes	Supportive of SHA
Demand to build	yes	There is ongoing demand to build.
Demand for housing	yes	There is ongoing demand for housing.

Other Comments	Coastal inundation from sea level rise and liquefaction hazards will need to be addressed.
Reasons for using SHA process	To further incentivise development in this area
Planning history	The site is located in Tahunanui centre with urban development surrounding it, access to open space and reserves and sufficient infrastructure capacity.

Reviewed by:	Shane Overend and Sue McAuley
Transport	 
Stormwater	
Waste water/water	



Nelson City Housing Accord
Area – Tahuna Lifestyle Apartments

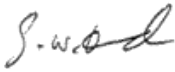

Recommended	suitable
SHA Name	Tahuna Lifestyle Apartments
Address	1 & 5 Tahunanui Drive Pt Lot 30 DP 1053 (CT NL5B/227), Lot 1 DP 9646, Part Lot 31 DP 1053, Part Lot 2 DP 1316 (CT NL5B/226).
Approximate size	0.0569 ha and 0.1135ha (total 0.1704ha)
Landowner	The Automobile Company Ltd
Developer	The Automobile Company Ltd
SHA request received	Shane Drummond
Brownfield/Greenfield	Brownfield, apartment block
Approximate yield	40

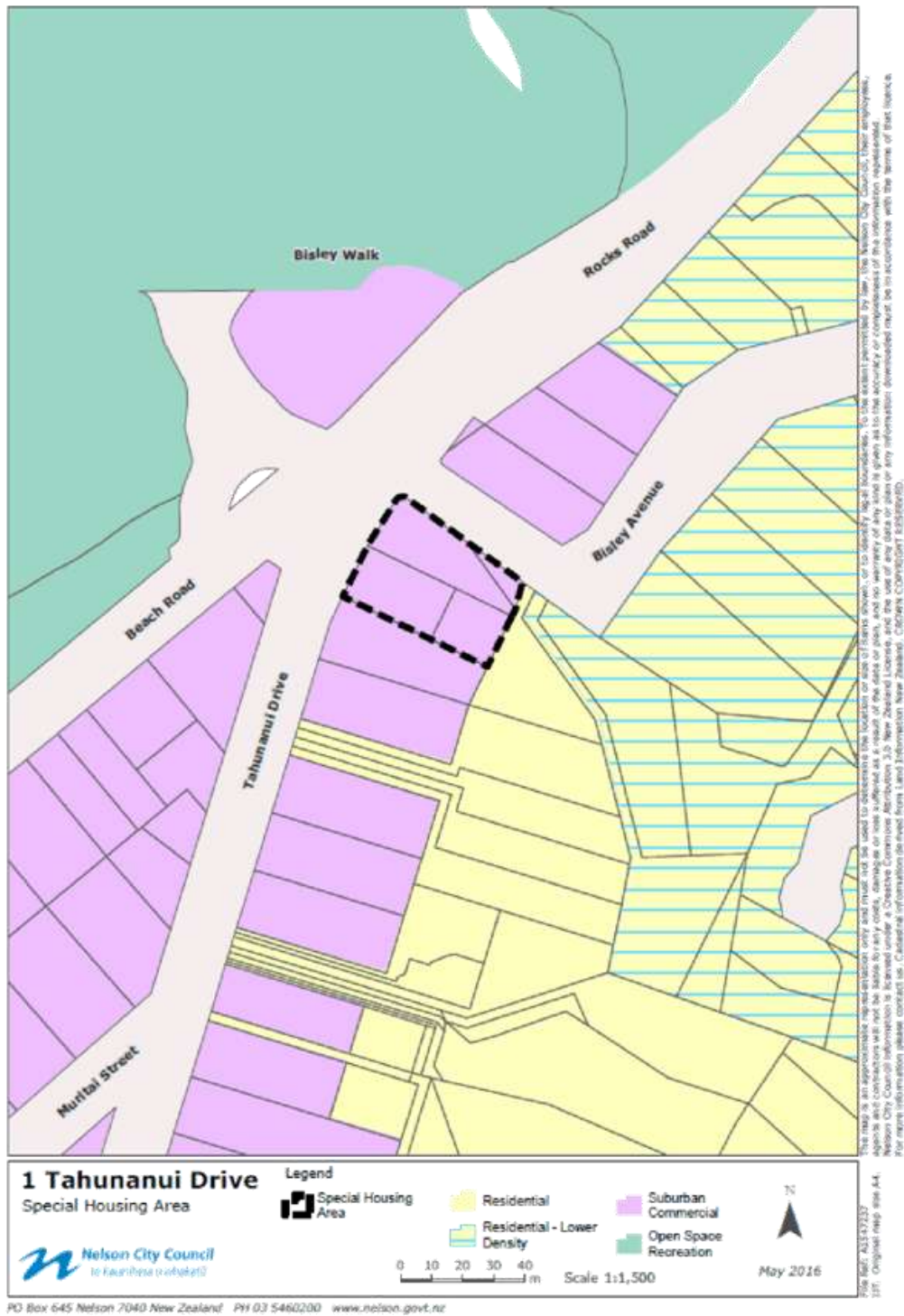
Qualifying Development Criteria
<ul style="list-style-type: none"> • <i>Maximum number of storeys that building may have: 5</i> • <i>Maximum calculated height that building must not exceed: 20m</i> • <i>Minimum dwelling or residential site capacity: 12</i>

Criteria	Summary	Notes
Consistent with Nelson City Housing Accord	Yes	The site will contribute to the diversity of housing stock and typology, thereby contributing to the Hosing Accords aim of improving housing supply and affordability.
Alignment with the District Plan	Yes	The proposed SHA aligns with the NRMP provisions for residential development as part of a mixed use development in the Suburban Commercial Zone.
Infrastructure availability/readiness, including available capacity	yes	The area has suitable provision for infrastructure to support the development. This will be a mix of Council supplied capacity available to the site and developer supplied infrastructure capacity/connection

		<p>where there is insufficient capacity/connection.</p> <p>Transport:</p> <p>Access to the site will need to be off Bisley Road. The developer will need to work with Council's Transportation Engineer Adviser to determine the location of the driveway in relation to the bus stop and the maintenance of traffic sight lines and adequate footpath width at the intersection.</p> <p>Stormwater and Flooding:</p> <p>The developer will need to undertake an assessment of secondary flood routes in this area, coming from the land above/behind. The developer will need to ensure the new development is not at risk from secondary flood routes and that the development doesn't change or increase flooding issues on adjoining properties.</p> <p>All internal infrastructure will be provided by the developer in accordance with the NCC Land Development Manual 2010.</p>
Landowner views	yes	Supportive of SHA
Demand to build	yes	There is ongoing demand to build.
Demand for housing	yes	There is ongoing demand for housing.

Other Comments	Coastal inundation from sea level rise and liquefaction hazards will need to be addressed.
Reasons for using SHA process	To further incentivise development in this area
Planning history	The site is located in Tahunanui centre with urban development surrounding it, access to open space and reserves and sufficient infrastructure capacity.

Reviewed by:	Shane Overend and Sue McAuley
Transport	 
Stormwater	
Waste water/water	



Nelson City Housing Accord

Area – Farleigh

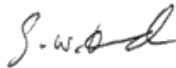

Recommended	Not suitable
SHA Name	Farleigh
Address	35 Farleigh Street (lot 2 DP 424268, CT 494348).
Approximate size	19ha
Landowner	John & Maria Locke
Developer	Principle Developments Ltd
SHA request received	Hybrid Homes
Brownfield/Greenfield	Greenfield
Approximate yield	14 dwellings

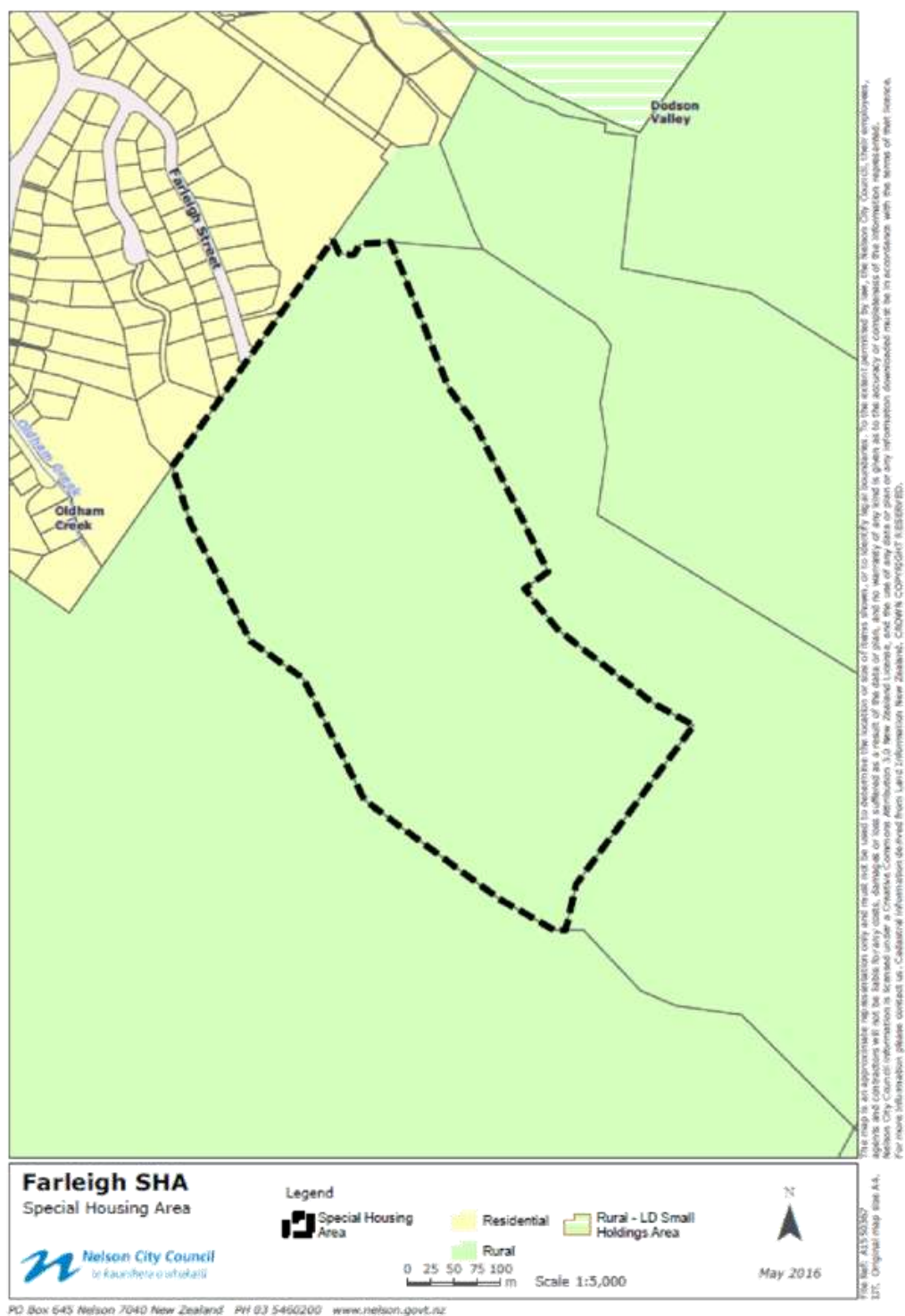
Qualifying Development Criteria
<ul style="list-style-type: none"> • <i>Maximum number of storeys that building may have: 2</i> • <i>Maximum calculated height that building must not exceed: 8m</i> • <i>Minimum dwelling or residential site capacity: 14 dwellings</i>

Criteria	Summary	Notes
Consistent with Nelson City Housing Accord	No	The site is zoned rural and can only support a low density residential and rural development. While the planned development will create seven additional residential lots, it is located in the Rural Zone which is not consistent with the outcomes sought in the Accord which seek to enhance supply in existing Residential Zoned areas.
Alignment with the District Plan	No	The proposed SHA is inconsistent with the development yield anticipated in the NRMP, being located in Rural Zone on steep foot slopes at the end of Dodson's Valley.
Infrastructure availability/readiness,	Yes	The area has suitable provision for infrastructure to support the development. This will be a mix of Council supplied capacity available to the site and developer

including available capacity		<p>supplied infrastructure capacity/connection where there is insufficient capacity/connection.</p> <p>Stormwater:</p> <p>The site has downstream stormwater capacity issues (Oldham Stream). The developer will need to install onsite mitigation for any increased flows from the development.</p> <p>Water:</p> <p>Additional pumping and storage will need to be installed by the developer to ensure adequate pressures and flows are provided to the new lots.</p> <p>Wastewater:</p> <p>Unlikely to be an issue for a few more lots. However, to avoid any doubt, they will need to assess capacity of downstream system.</p> <p>All internal infrastructure will be provided by the developer in accordance with the NCC Land Development Manual 2010.</p>
Landowner views	unknown	unknown
Demand to build	yes	There is ongoing demand to build.
Demand for housing	yes	There is ongoing demand for housing.

Other Comments	
Reasons for using SHA process	Hybrid Homes wishes to use the SHA process to provide a more certain application process than what is afforded under the NRMP due to its Rural Zoning.
Planning history	The site is zoned Rural and contains the land management overlay. It has not been considered suitable for residential development in the past.

Reviewed by:	Shane Overend and Sue McAuley
Transport	 
Stormwater	
Waste water/water	



Nelson City Housing Accord – Special Housing Area

Area 3 - Ocean Lodge

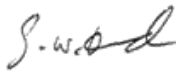

Recommendation	suitable
SHA Name	Ocean Lodge
Address	33 & 43 Beach Road, 7 & 11 Waikare Street, 26 Muritai Street, Pt Lot 9 DP 5302 (CT NL3C/1144), Pt Lot 24 DP144 (CT NL124/171), Lot 1 DP 4918(CT NL124/172), Lot 3 DP 530 (CT NL39/47), Lot 1 DP 628 (CT NL40/241), Lot 2 DP 628 (CT NL40/242), Lot 1 DP 8354 (CT NL4A/135)
Approximate size	1.176ha
Landowner	Wakatu Incorporated.
Developer	Wahanga Ltd
SHA request received	Iain Sheves, Wakatu Inc
Brownfield/Greenfield	Brownfield, apartment block
Approximate yield	40

Qualifying Development Criteria
<ul style="list-style-type: none"> Maximum number of storeys that building may have: 5 Maximum calculated height that building must not exceed: 20m Minimum dwelling or residential site capacity: 30

Criteria	Summary	Notes
Consistent with Nelson City Housing Accord	yes	The area will contribute to the diversity of the housing stock and typology, thereby contributing to the Housing Accords aim of improving housing supply and affordability.
Alignment with the District Plan	yes	The proposed SHA aligns with the NRMP provisions for residential development as part of a mixed use development in the Suburban Commercial Zone.
Infrastructure availability/readiness, including available capacity	yes	<p>The area has suitable provision for infrastructure to support development. This will be a mixture of Council supplied capacity available to the site and developer supplied infrastructure capacity/connection where there is insufficient capacity/connection.</p> <p>Stormwater: Insufficient downstream stormwater capacity exists and the developer will be required to provide for onsite measures (off site could be explored) to off-set any additional flows created by the development. The existing site provides a degree of stormwater detention which needs to be assessed if the site is filled.</p>

		All internal infrastructure will be provided by the developer in accordance with the NCC Land Development Manual 2010.
Landowner views	yes	Supportive of SHA
Demand to build	Yes	There is on gong demand to build.
Demand for housing	yes	There is ongoing demand for housing.

Other Comments	Coastal inundation from sea level rise and liquefaction hazards will need to be addressed.
Reasons for using SHA process	To further incentivise development in the area.
Planning history	The site is located close to Tahunanui centre with urban development surrounding it, access to open space and reserves and sufficient infrastructure capacity.

Reviewed by:	Shane Overend and Sue McAuley
Transport	 
Stormwater	
Waste water/water	

REPORT R5479

**Elected Members' Reimbursement and Expenses Policy
2016-2019**

1. Purpose of Report

- 1.1 To adopt the Elected Members' Reimbursement and Expenses Policy for the period 1 July 2016-30 June 2019, for submission to the Remuneration Authority for approval.

2. Delegations

- 2.1 The recommendation to the Remuneration Authority on the Elected Members' Reimbursement and Expenses Policy is a matter for full Council.

3. Recommendation

THAT the report Elected Members' Reimbursement and Expenses Policy 2016-2019 (R5479) and its attachments (A355751, A1538389, A1547293 and A1546381) be received;

AND THAT Council adopts the Elected Members' Reimbursement and Expenses Policy (A1546381) as attached to report R5479, to be submitted to the Remuneration Authority for approval.

4. Background

- 4.1 Council has had a policy regarding elected members expenses for a number of years. This policy must be approved by the Remuneration Authority. The policy for the current triennium is included as Attachment 1 for reference.
- 4.2 Council received a letter from the Remuneration Authority dated 20 April 2016 which outlined the changes to policies for the 2016-2019 triennium expected by the Authority. A copy of the letter is included as Attachment 2.

- 4.3 The Remuneration Authority indicated that the policy should align with the guidelines from the Office of the Auditor General regarding controlling sensitive expenditure. These guidelines can be found here: <http://www.oag.govt.nz/2007/sensitive-expenditure/>
- 4.4 The policy works in conjunction with the Local Government Elected Members (Certain Local Authorities) Determination issued by the Remuneration Authority each financial year. The most recent determination is included as Attachment 3 for reference purposes.
- 4.5 Council must provide a policy to the Remuneration Authority for approval by 10 June 2016.

5. Discussion

- 5.1 In the past the policy has been a simple document which has largely replicated the content of the relevant sections of the determination. As the determination is reviewed each financial year but the policy is only approved once every three years, this has occasionally resulted in the information in the policy not matching the information in the determination. To mitigate this it is now proposed for the policy to refer to the determination rather than duplicate the information.
- 5.2 Further changes are proposed for the policy as the Office of the Auditor General's guidelines cover a broader area of expenses and reimbursements and suggest a higher level of transparency around processes. It is good practice to follow these guidelines and with the greater detail in the proposed policy it should be easier for both elected members and officers to apply. It also allows greater clarity for ratepayers on the benefits and reimbursements a member might receive, and how they are processed.
- 5.3 For clarity, the changes to the expenses for mileage and travel time are outlined in the attached letter from the Remuneration Authority along with the rationale for these changes. The communications allowance remains unchanged.
- 5.4 The proposed policy is formed on the basis of including the changes from the Remuneration Authority and incorporating more detail on the processes used to apply the policy. For the most part, the additional information in the policy reflects how Council was already operating.
- 5.5 The proposed policy is included as Attachment 4.

6. Options

- 6.1 Council may choose to adopt the policy or amend the policy. Council can however, only amend the parts of the policy that are not dictated by the Remuneration Authority.

7. Alignment with relevant Council policy

- 7.1 The decision called for in this report is required by the Remuneration Authority. It is not inconsistent with any other previous Council decision.

8. Assessment of Significance against the Council's Significance and Engagement Policy

- 8.1 This decision is of low significance in terms of Council's Significance and Engagement Policy.

9. Consultation

- 9.1 There has been no consultation on this matter.

10. Inclusion of Māori in the decision making process

- 10.1 No consultation has been undertaken with Maori on this matter.

11. Conclusion

- 11.1 The proposed policy takes into account the guidelines from the Office of the Auditor General and the requirements of the Remuneration Authority, it is therefore recommended for adoption and submission to the Remuneration Authority for approval.

Penny Langley
Manager Administration

Attachments

- Attachment 1: A355751 - Elected Members Expenses Policy 2013-2016
Attachment 2: A1538389 - Remuneration Authority letter dated 20 April 2016
Attachment 3: A1547293 - Local Government Elected Members 2015-2016 Determination
Attachment 4: A1546381 - Nelson City Council Expenses Policy for Elected Members 2016-2019

Nelson City Council Expenses Policy for Elected Members 2013-2016

The following sets out the Nelson City Council's Expenses Policy for elected members, effective from the 2013 council election to the 2016 council election. It includes those that sit on resource consent hearings, in accordance with the Local Government Elected Members (2013/14) (Certain Local Authorities) Determination 2013. This policy also covers expenses related to members' attendance at Conferences, Seminars, Training and international travel, and fees for elected members who sit on the District Licensing Committee.

1. Vehicle Mileage Allowance

A local authority may pay a member a vehicle mileage allowance for travel by the member.

Such an allowance may be paid to a member when:

- the member was present at the event (i.e. not recorded as an apology or absent);
- required to attend (i.e. not voluntary attendance);
- the member is not provided with a vehicle by the local authority;
- the distance travelled by the member on the day exceeds the threshold distance (see definition below);
- the member is travelling:
 - (i) in a private vehicle;
 - (ii) on the local authority's business (see clarification below);
 - (iii) taking the most direct route that is reasonable in the circumstances.

"On the local authority's business" includes:

- travel to and from a member's residence to an office of the local authority.

"Threshold distance" means the shorter of the following distances:

- the distance equivalent to a round trip between the member's residence and the nearest office of the local authority by the most direct route that is reasonable in the circumstances;
- 30 kilometres, if the distance equivalent to a round trip between the member's residence and the nearest office of the local authority is greater than 30 kilometres by the most direct route that is reasonable in the circumstances.

The allowance is only payable for the distance travelled on the day which exceeds the threshold distance.

The vehicle mileage allowance payable to a member is:

- no more than \$0.77 per kilometre for the first 5,000 kilometres for which the allowance is payable;
- no more than \$0.37 per kilometre for any distance over 5,000 kilometres for which the allowance is payable.

Members are required to fill out and submit a claim form (A319932) to seek reimbursement for vehicle mileage.

2. Travel Time Allowance

A local authority may pay a member a travel time allowance if the office of the member cannot be properly regarded as a full-time position.

An allowance may be paid to a member for each day that:

- (a) the member is travelling:
 - (i) on the local authority's business (see clarification above);
 - (ii) by the quickest form of transport reasonable in the circumstances.
- (b) the travel time of the member exceeds one hour.

The allowance will only be paid in respect of the travel for that day that exceeds one hour.

The travel time allowance payable to a member is no more than \$35 per hour.

Travel time will not be paid for international travel or when members opt to travel significant distances by road rather than by air.

Members are required to fill out and submit a claim form (A319932) to seek reimbursement for travel time.

3. Communications Allowance

Elected members provide their own equipment and connections, including a tablet/personal computer. Elected members are paid a maximum of \$1,050 communications allowance each.

Other costs such as call plans, data plans, and insurance are to be met by councillors.

Councillors must ensure their devices and connectivity plans are compatible with Council's communication needs and meet the standards specified by Council.

4. Resource Consent Hearing Fees

A member of a local authority who acts as the Chairperson of a resource consent hearing is entitled to be paid a fee of \$100 per hour of hearing time.

A member of a local authority who is not the Chairperson of a resource consent hearing is entitled to be paid a fee of \$80 per hour of hearing time.

Councillors undertaking resource consent hearings may be reimbursed for preparation time at the above rates. Preparation time to be reimbursed must not exceed the time of the actual hearing.

For any period of hearing time that is less than one hour, the fee must be apportioned accordingly.

A resource consent hearing fee for a pre-hearing meeting held under section 99 of the Resource Management Act is payable to only one member.

Resource consent hearing fees are not payable to the Mayor of a territorial authority.

For the meaning of resource consent hearing and hearing time, please refer to the current determination (A841388).

Members are required to fill out and submit a claim form (A319932) to seek payment for resource consent hearing fees.

5. District Licensing Committee Fees

A member of a local authority who acts as the Chairperson of a District Licensing Committee hearing is entitled to be paid a fee of \$100 per hour of hearing time.

A member of a local authority who is not the Chairperson of a District Licensing Committee hearing is entitled to be paid a fee of \$80 per hour of hearing time.

Councillors undertaking District Licensing Committee hearings may be reimbursed for preparation time at the above rates. Preparation time to be reimbursed must not exceed the time of the actual hearing.

For any period of hearing time that is less than one hour, the fee must be apportioned accordingly.

District Licensing Committee hearing fees are not payable to the Mayor of a territorial authority.

Members are required to fill out and submit a claim form (A319932) to seek payment for District Licensing Committee hearing fees.

6. Conferences, Seminars and Training

An overview of proposed scheduled spending on conferences, seminars and training is approved by Council resolution at the beginning of each financial year. Actual spending against this overview will be reported back to Council on a six monthly basis. Travel that has not been pre-approved may be approved by Council resolution.

The following costs will be covered for members attending conferences, seminars and training where applicable:

- registration fees;
- airfares;
- accommodation;
- meals (excluding mini bar expenses);
- buses, taxis, transfers.

Councillors who decide to travel significant distances by road instead of by air (for example to Christchurch), will receive cost reimbursement at the level of the cheapest available flight, rather than the kilometre reimbursement. As stated earlier, reimbursement for travel time will not be applicable in this situation.

7. International Travel

All international travel must be approved by Council resolution prior to that travel taking place. This includes all travel for Sister City purposes.

8. Travel Costs for Members' Spouses

Any travel costs involving members' spouses, to be covered by Council, must be approved by Council resolution prior to that travel taking place.

9. Meals for Meetings Held in Nelson

For meetings which continue through normal meal times, members will be provided lunch or dinner as appropriate.

For Resource Consent Hearings, members may be reimbursed for the cost of lunch as appropriate. Members are required to fill out and submit a claim form (A319932) to obtain this reimbursement.

20 April 2016

Chairs of Regional Councils

Mayors of Territorial and Unitary Councils

All Chief Executives

Elected Members' Expenses and Allowances

The Authority is required to set or approve the policies of each council with regard to reimbursement of the costs incurred by elected members.

It undertakes this role in two parts. The Annual Local Authority determination includes provisions for mileage, travel times and communications and, additionally, each council is required to provide its full policy on expenses and allowances to the Authority for review and approval.

Once this has been done it is a requirement of the Authority that both the determination and the expenses policy be available for perusal by the public. A number of councils also report to their ratepayers on the usage of these allowances, a move towards further transparency that the Authority supports.

Payments set by the Authority in the Determination

In preparation for this year's determination, which will come into force on the 1st July 2016, the Authority has reviewed the allowances set in the determination and will be making adjustments to both the mileage and travel allowance.

Mileage Allowance

The Authority is making two changes to this allowance.

1. In line with the Inland Revenue Department's decision last year, the first five thousand kilometres claimed should now be reimbursed at 74c per kilometre, instead of 77c at present. The rate for travel in excess of 5000 kilometres remains at 37c.
2. In response to issues raised by elected members, the 30 kilometre threshold will now apply only to visits to the council or community board office. For other travel by members, no threshold distance will apply.

The principles and logic behind the per kilometre rate are explained in detail in the document attached to this letter.

Remuneration Authority

PO Box 10084, Morrison Kent House, 105 The Terrace, Wellington, New Zealand
A1538389 Telephone 04 499 3068 Facsimile 04 499 3065 Email info@remauthority.govt.nz

Travel Time Allowance

This amount has been set at \$35.00 since 2013. It will increase to \$37.50.

Communications allowance

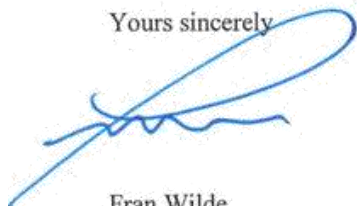
The Communications allowance is unchanged. We would draw your attention to the provision included in 2013 for councils to approach the Authority for approval to provide additional assistance to elected members who face exceptional cost to access or install appropriate communications links.

Please ensure your administration personnel read the determination carefully when it is issued. Particularly note that the mileage and communications allowances have pro rata provisions for members not in position for the full 12 months of the determination. This affects both members who do not return after the election and those who are elected for the first time in October.

Reimbursement and Expenses Policy recommended by the Council

Please review and either reconfirm or amend these policies and forward them to the Authority on letterhead no later than 10th June. The Authority will review and either approve all policies before 1st July or refer them back for further work if they do not clearly identify the payment regime and the authorisation process. The test the Authority will apply reflects the Auditor General's approach to the control and management of sensitive expenditure in the public sector.

Yours sincerely



Fran Wilde
Chair

A1538389

LOCAL AUTHORITY VEHICLE MILEAGE ALLOWANCE - 2016

This note explains the principles adopted by the Remuneration Authority in setting the terms and conditions of the Vehicle Mileage Allowance, as well as explaining the logic behind the per kilometre rates. It is updated using the 2014/15 Automobile Association data.

Principles

The Authority adopted the following principles when considering the setting of the Vehicle Mileage Allowance:

Principle 1: The Authority does not intend to meet the costs of an elected member getting to and from work, where the elected member lives within normal commuting distance of the nearest office of the local authority. This is because:

- a) The pay scales that the Authority uses to set elected member remuneration are based on pay scales used for other public service positions, where there is no doubt that the costs of travel to and from work is the responsibility of the job holder, and
- b) It is normal practice for people engaged in providing regular services to a single body to meet their own costs of travel to and from the place of employment.

Principle 2: Any mileage allowance should meet the reasonable additional costs incurred by the elected member in using their own vehicle for travel required on council business. This includes travel to and from the place of work in excess of normal commuting distance.

Principle 3: The Authority will apply averages in setting per kilometre rates and normal commuting distances. This means that the Authority will use average vehicle operating costs for average sized and specified cars travelling on average roads, and average kilometres travelled per annum by the population as a whole.

Principle 4: Wherever possible the Authority will use independent sources of information.

Threshold Distance

The application of Principle 1 requires the Authority to consider what a "normal commuting distance". Taking into account that commuting distances in the country tend to be longer than in urban areas, but not wishing to penalise country elected members, the Authority looked at average commuting distances in cities and large towns.

The Authority considered that it would be fair to regard a normal commuting distance as being 15 kilometres. The Authority recognises that this is an average and that, even in urban areas, some people commute more than 15 kilometres.

This means that any elected member living within 15 kilometres of their nearest office will meet their own cost of getting to and from work.

Members living more than 15 kilometres away from their nearest office may claim the allowance for distances in excess of the normal commuting distance. This means that they can claim for distances in excess of 30 kilometres (i.e. the round trip normal commuting distance).

If the mileage allowance were to apply for total distance travelled for people living more than 15 kilometres away for work, then that would be unfair on those living within 15 kilometres, who are meeting their own commuting costs.

The threshold for people living within the normal commuting distance is set at twice the distance between their home and place of work, so that both groups of people can claim mileage for any travel outside of normal commuting distance.

Per Kilometre Rates

Principle 4 using data on the costs of owning and running a car – this is regularly published by the Automobile Association, which has also supplied us with background data which enables deeper analysis.

The latest Automobile Association publication of car running costs is dated 2014/15. That data is based on the New Zealand average distance travelled of 14,000 kilometres per year for new vehicles over a 5 year period.

That report contains the following data:

Vehicle	Engine size	RRP	Average Cost	Operating Costs (cents per km)		
				14,000 km per year	19,000 km per year	24,000 km per Year
Compact	1501cc - 2000cc	To \$42,000	\$34,284	65c	55c	49c
Medium	2001cc - 3500cc	To \$60,000	\$47,462	80c	67c	60c
Large	3500cc +	To \$75,000	\$66,893	109c	90c	80c

Bearing in mind that Principle 2 requires that additional costs be met by the allowance and that, on average, people drive 14,000 km per annum for personal use, then one can calculate:

- The cost of personal use, being the cost for the first 14,000 km per year, and
- The additional costs that will be incurred if an elected member needs to travel over 14,000 km in a year because of council business. This additional cost can be worked out by calculating the cost of the first 14,000 km in a year and the cost of the total

Remuneration Authority: Local Authority Vehicle Mileage Allowance – April 2016

A1538389

distance in a year (including council travel) – the difference is the additional cost of council travel. This difference can then be expressed as a rate per km.

These calculations are shown below (based on the data from the AA report) where an extra 5,000 km a year is travelled on council business:

Vehicle	Cost rate for first 14,000 km	Personal Cost of first 14,000 km	Cost rate for 19,000 km	Cost of 19,000 km	Cost of additional 5,000km	Additional cost per km
Compact	65c per km	\$9,100	55c per km	\$10,450	\$1,350	27c
Medium	80c per km	\$11,200	67c per km	\$12,730	\$1,530	31c
Large	109c per km	\$15,260	90c per km	\$17,100	\$1,840	37c

Below are comparative calculations where an extra 10,000km a year is travelled on council business:

Vehicle	Cost rate for first 14,000 km	Personal Cost of first 14,000 km	Cost rate for 24,000 km	Cost of 24,000 km	Cost of additional 10,000km	Additional cost per km
Compact	65c per km	\$9,100	49c per km	\$11,760	\$2,660	27c
Medium	80c per km	\$11,200	60c per km	\$14,400	\$3,200	32c
Large	109c per km	\$15,260	80c per km	\$19,200	\$3,940	39c

It can be seen from the above that the additional cost per km incurred for the council travel is 32 cents if a councillor:

- drives a medium sized car, and
- normally does 14,000 km per year for personal travel, and
- does an extra 10,000 km in a year on council business.

Even if the councillor drives a large car (which is above average size) the additional cost per km is only 39 cents.

Using additional data supplied by the Automobile Association we have examined yearly costs associated with much higher additional yearly mileage by assuming higher depreciation rates, more frequent tyre replacement and higher repair costs. Yearly costs are shown in the following table for a car costing \$50,000 and owned for 5 years:

Km per year	14,000	30,000	40,000
Value of car after 5 years	\$18,100	\$8,700	\$4,900
Costs per annum			
Licence and WOF	\$337	\$337	\$337
Insurance	\$911	\$911	\$911
Interest and depreciation	\$6,975	\$8,591	\$9,269
Total Fixed Costs	\$8,223	\$9,840	\$10,518
Fuel	\$2,702	\$5,790	\$7,720
Tyres	\$507	\$1,086	\$1,448
Repairs	\$635	\$1,361	\$1,815
Total Running Costs	\$3,933	\$8,417	\$11,219
Total Costs	\$12,156	\$18,256	\$21,737
Cost per km	86.8c	60.9c	54.3c
Personal cost		\$12,156	\$12,156
Additional Cost		\$6,100	\$9,581
Additional cost per km		38c	37c

Reimbursement using standard Remuneration

Authority rates	\$7,770	\$11,470
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Conclusion

Taking into account all the above data, the Authority believes that the mileage rate of 74 cents for the first 5,000 kilometres of council travel and 37 cents for distances in excess of 5,000 kilometres is fair compensation for any additional costs incurred by an elected member in using their own car for council business travel.

Remuneration Authority

April 2016

Reprint
as at 24 March 2016



Local Government Elected Members (2015/16) (Certain Local Authorities) Determination 2015

(LI 2015/174)

Pursuant to clause 6 of Schedule 7 of the Local Government Act 2002, and to the Remuneration Authority Act 1977, the Remuneration Authority, after having regard to the matters specified in clause 7 of that schedule, makes the following determination (to which is appended an explanatory memorandum).

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Note

Changes authorised by subpart 2 of Part 2 of the Legislation Act 2012 have been made in this official reprint.
Note 4 at the end of this reprint provides a list of the amendments incorporated.

1

A1547293

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Determination

1 Title

This determination is the Local Government Elected Members (2015/16) (Certain Local Authorities) Determination 2015.

2 Commencement

This determination is deemed to have come into force on 1 July 2015.

3 Expiry

This determination expires on the close of 30 June 2016.

Interpretation

4 Interpretation

In this determination, unless the context otherwise requires,—

ATA panel means a panel appointed by an accord territorial authority under section 89 of HASHA

ATA panel hearing time has the meaning given by clause 6

ATA resource consent hearing has the meaning given by clause 5

ATA resource consent hearing fee means a fee payable in accordance with clause 14 for attending an ATA resource consent hearing

community board means a community board of a territorial authority

HASHA means the Housing Accords and Special Housing Areas Act 2013

local authority means a regional council or a territorial authority

member,—

- (a) in relation to a regional council, means—
 - (i) a person who has been declared to be elected under the Local Electoral Act 2001 as a member of the regional council; and
 - (ii) a person who, as the result of further election or appointment under that Act or the Local Government Act 2002, is an office holder in relation to the regional council (for example, as chairperson of the council or chairperson of a committee of the council);
- (b) in relation to a territorial authority, means—
 - (i) a person who has been declared to be elected under the Local Electoral Act 2001 as the mayor or any other member of the territorial authority; and
 - (ii) a person who, as the result of further election or appointment under that Act or the Local Government Act 2002, is an office holder in relation to the territorial authority (for example, as chairperson of a committee of the territorial authority);
- (c) in relation to a community board, means—
 - (i) a person who has been declared to be elected under the Local Electoral Act 2001 as a member of the community board; and
 - (ii) a person who, as the result of further election or appointment under that Act or the Local Government Act 2002, is an office holder in relation to the community board (for example, as chairperson of the community board)

regional council means each regional council named in Part 1 of Schedule 2 of the Local Government Act 2002, except the Canterbury Regional Council

RMA means the Resource Management Act 1991

RMA hearing time has the meaning given by clause 8

RMA resource consent hearing has the meaning given by clause 7

RMA resource consent hearing fee means a fee payable in accordance with clause 15 for attending an RMA resource consent hearing

territorial authority means each territorial authority named in Part 2 of Schedule 2 of the Local Government Act 2002, except the following:

- (a) Auckland Council;
- (b) Kaipara District Council.

5 Meaning of ATA resource consent hearing

- (1) In this determination, **ATA resource consent hearing** means a hearing that—
 - (a) is held by an ATA panel; and

- (b) arises from—
 - (i) an application for a resource consent under subpart 2 of Part 2 of HASHA;
 - (ii) a request for a plan change or for a variation to a proposed plan under subpart 3 of Part 2 of HASHA.
- (2) To avoid doubt, in this determination, **ATA resource consent hearing** does not include—
 - (a) a hearing of submissions as part of the process of the preparation of a district or regional plan; or
 - (b) a hearing relating to a change or variation in a district or regional plan requested by a council or a local board; or
 - (c) any other hearing not specified in subclause (1).

6 Meaning of ATA panel hearing time

- (1) In this determination, **ATA panel hearing time**—
 - (a) means the time spent by a member hearing a matter referred to in clause 5(1); and
 - (b) includes the time spent by a member—
 - (i) at any formal ATA panel deliberations in relation to an ATA resource consent hearing; and
 - (ii) at a formal site inspection as part of a group inspection; and
 - (iii) in determining a notified ATA resource consent application where a formal hearing does not take place.
- (2) In this determination, **ATA panel hearing time**—
 - (a) also includes the time spent by a member—
 - (i) preparing for an ATA resource consent hearing; or
 - (ii) inspecting a site, not being a formal site inspection under subclause (1)(b)(ii); but
 - (b) does not include the time referred to in paragraph (a) to the extent that it exceeds the aggregate of the time spent by the member—
 - (i) hearing a matter referred to in clause 5(1); and
 - (ii) on the formal deliberations referred to in subclause (1)(b)(i).

7 Meaning of RMA resource consent hearing

- (1) In this determination, **RMA resource consent hearing** means—
 - (a) a hearing arising from a resource consent application made under section 88 of the RMA; or
 - (b) a hearing arising from a notice of requirement given under section 168 of the RMA; or

- (c) a pre-hearing meeting held under section 99 of the RMA in relation to a hearing referred to in paragraph (a) or (b); or
 - (d) a hearing relating to a request for a change to a district or regional plan or policy statement under clause 21 of Schedule 1 of the RMA; or
 - (e) a mediation hearing in the Environment Court as part of an appeal from a decision of a local authority; or
 - (f) a hearing on an objection against a charge fixed by a local authority under section 36 of the RMA.
- (2) To avoid doubt, in this determination, **RMA resource consent hearing** does not include—
- (a) a hearing of submissions as part of the process of preparation of a district or regional plan or policy statement; or
 - (b) a hearing relating to a change or variation to a district or regional plan or policy statement requested by the local authority; or
 - (c) a hearing relating to a notice of requirement initiated by the local authority; or
 - (d) any other hearing not specified in subclause (1).

8 Meaning of RMA hearing time

- (1) In this determination, **RMA hearing time**—
- (a) means the time spent by a member hearing a matter referred to in clause 7(1); and
 - (b) includes the time spent by a member—
 - (i) at any formal committee deliberations in relation to a resource consent hearing; and
 - (ii) at a formal site inspection as part of a group inspection or as part of a pre-hearing meeting described in clause 7(1)(c); and
 - (iii) in determining a notified resource consent application where a formal hearing does not take place.
- (2) In this determination, **RMA hearing time**—
- (a) also includes the time spent by a member—
 - (i) preparing for an RMA resource consent hearing; or
 - (ii) inspecting a site, not being a formal site inspection under subclause (1)(b)(ii); but
 - (b) does not include the time referred to in paragraph (a) to the extent that it exceeds the aggregate of the time spent by the member—
 - (i) hearing a matter referred to in clause 7(1); and
 - (ii) on the formal deliberations referred to in subclause (1)(b)(i).

Regional councils

9 Remuneration and allowances payable to members of regional councils

- (1) The remuneration and allowances payable to the members of a regional council are—
 - (a) the remuneration set out in Schedule 1; and
 - (b) the allowances payable in accordance with clauses 11 to 13; and
 - (c) the resource consent hearing fees payable in accordance with clause 15.
- (2) Meeting fees payable as remuneration to members of a regional council in accordance with Schedule 1 are payable subject to any conditions set out in that schedule.
- (3) Despite subclause (2), meeting fees are not payable to the chairperson of a regional council.

Territorial authorities and community boards

10 Remuneration and allowances payable to members of territorial authorities and community boards

- (1) The remuneration and allowances payable to the members of a territorial authority and its community boards are—
 - (a) the remuneration set out in Schedule 2; and
 - (b) the allowances payable in accordance with clauses 11 to 13; and
 - (c) the ATA resource consent hearing fees payable in accordance with clause 14; and
 - (d) the RMA resource consent hearing fees payable in accordance with clause 15.
- (2) Meeting fees payable as remuneration to members of a territorial authority and its community boards in accordance with Schedule 2 are payable subject to any conditions set out in that schedule.
- (3) Despite subclause (1), a member of a territorial authority who is appointed to a community board is not entitled to be remunerated for both positions. Instead, the remuneration for the designated council position includes the salary and meeting fees payable to the member for holding both offices.
- (4) To avoid doubt, a member may be remunerated for only 1 designated position.
- (5) Despite subclause (2), meeting fees are not payable to the mayor of a territorial authority.

Allowances

11 Vehicle mileage allowance

- (1) A local authority may pay a member or a member of a community board a vehicle mileage allowance for travel by the member.
- (2) An allowance may be paid to a member under subclause (1) for each day with-
in the period of this determination that—
 - (a) the member is not provided with a vehicle by the local authority; and
 - (b) the distance travelled by the member on the day exceeds the threshold distance; and
 - (c) the member is travelling—
 - (i) in a private vehicle; and
 - (ii) on the local authority's business; and
 - (iii) by the most direct route that is reasonable in the circumstances.
- (3) The allowance is payable, in relation to each day for which the member quali-
fies under subclause (2),—
 - (a) in accordance with subclause (4); but
 - (b) only for the distance travelled on the day that exceeds the threshold dis-
tance.
- (4) The vehicle mileage allowance payable to a member is—
 - (a) no more than \$0.77 per kilometre for the first 5 000 kilometres travelled
within the period of this determination for which the allowance is paya-
ble;
 - (b) no more than \$0.37 per kilometre for any distance over 5 000 kilometres
travelled within the period of this determination for which the allowance
is payable.
- (5) If a member is not a member for the whole of the period of this determination,
subclause (4) applies as if each reference to 5 000 kilometres were replaced by
a reference to the number of kilometres calculated in accordance with the fol-
lowing formula:
$$(a \div b) \times 5\,000$$
where—
 - a is the number of days during the period of this determination that the
member held office
 - b is the number of days in the period of this determination.
- (6) In this clause,—

on the local authority's business includes—

 - (a) on the business of any community board of the local authority; and

- (b) travel between a member's residence and an office of the local authority or a community board

threshold distance means the shorter of the following distances:

- (a) the distance equivalent to a round trip between the member's residence and the nearest office of the local authority by the most direct route that is reasonable in the circumstances; and
- (b) 30 kilometres, if the distance equivalent to a round trip between the member's residence and the nearest office of the local authority is greater than 30 kilometres by the most direct route that is reasonable in the circumstances.

12 Travel time allowance

- (1) A local authority may pay a member or a member of a community board a travel time allowance if the office of the member cannot be properly regarded as a full-time position.
- (2) An allowance may be paid to a member under subclause (1) for each day within the period of this determination that—
 - (a) the member is travelling—
 - (i) on the local authority's business; and
 - (ii) by the quickest form of transport reasonable in the circumstances; and
 - (b) the travel time of the member exceeds 1 hour.
- (3) The allowance is payable, in relation to each day for which the member qualifies under subclause (2),—
 - (a) at no more than \$35 per hour; but
 - (b) only in respect of the travel for that day that exceeds 1 hour.
- (4) In this clause, **on the local authority's business** includes—
 - (a) on the business of any community board of the local authority; and
 - (b) travel between a member's residence and an office of the local authority or a community board.

13 Communications allowance

- (1) If a local authority determines that particular communications equipment and services are required by members to perform their functions, and members choose or are required to use their own equipment and communication services, the local authority may pay an allowance for the period of this determination in accordance with this clause.
- (2) The amounts and matters in respect of which the allowance is payable are as follows:
 - (a) for the use of a personal computer, \$150:

- (b) for the use of an electronic tablet, \$150:
 - (c) for the use of a printer (with or without a scanner), \$40:
 - (d) for the use of a mobile phone, \$60:
 - (e) for an Internet connection (with or without a telephone connection), \$250:
 - (f) for council-related toll and mobile phone charges, \$400.
- (3) The total amount payable to a member under subclause (2) must not exceed \$1,050.
- (4) If the member is not a member for the whole of the period of this determination, subclauses (2) and (3) apply as if each reference to an amount were replaced by a reference to an amount calculated in accordance with the following formula:

$$(a \div b) \times c$$

where—

- a is the number of days during the period of this determination that the member held office
 - b is the number of days in the period of this determination
 - c is the relevant amount specified in subclause (2).
- (5) The Remuneration Authority may approve rules proposed by a local authority to meet the costs of installing and running special equipment or connections where, because of distance or restricted access, normal communications connections are not available.

Resource consent hearing fees

14 Fees for attending ATA resource consent hearing

- (1) A member of a territorial authority or community board who acts as the chairperson of an ATA resource consent hearing is entitled to be paid a fee of \$100 per hour of ATA panel hearing time.
- (2) A member of a territorial authority or community board who is not the chairperson of an ATA resource consent hearing is entitled to be paid a fee of \$80 per hour of ATA panel hearing time.
- (3) For any period of hearing time that is less than 1 hour, the fee must be apportioned accordingly.
- (4) Despite subclauses (1) and (2), ATA resource consent hearing fees are not payable to—
 - (a) mayors; or
 - (b) members of territorial authorities and their community boards who, in that capacity, are undertaking full-time duties.

15 Fees for attending RMA resource consent hearing

- (1) A member of a local authority or of one of its community boards who acts as the chairperson of an RMA resource consent hearing is entitled to be paid a fee of \$100 per hour of RMA hearing time.
- (2) A member of a local authority or of one of its community boards who is not the chairperson of an RMA resource consent hearing is entitled to be paid a fee of \$80 per hour of RMA hearing time.
- (3) For any period of hearing time that is less than 1 hour, the fee must be apportioned accordingly.
- (4) Despite subclauses (1) and (2), an RMA resource consent hearing fee for a pre-hearing meeting held under section 99 of the RMA is payable to only 1 member.
- (5) Despite subclauses (1) and (2), RMA resource consent hearing fees are not payable to—
 - (a) mayors; or
 - (b) chairpersons of regional councils; or
 - (c) members of territorial authorities and their community boards who, in that capacity, are undertaking full-time duties.

Miscellaneous matters

16 Application of certain allowances if determination continues after expiry

- (1) This clause applies if this determination continues in force after its expiry under clause 7A(4) of Schedule 7 of the Local Government Act 2002.
- (2) Clauses 11(4) and (5) and 13(1) to (4) apply as if this determination—
 - (a) had come into force on the day after its expiry; and
 - (b) were to expire on 30 June 2017.

17 Revocation

The Local Government Elected Members (2014/15) (Certain Local Authorities) Determination 2014 (LI 2014/242) is revoked.

Nelson City Council Policy

Contact person for queries: Manager Administration
 Approved by: Council and the Remuneration Authority
 Date: July 2016
 Review date: May 2019

ELECTED MEMBERS' REIMBURSEMENT AND EXPENSES POLICY

1. Purpose and scope

- 1.1 This policy is required by the Remuneration Authority and has been prepared according to the guidelines from the Office of the Auditor General regarding controlling sensitive expenditure.
- 1.2 The policy sets out the process for elected members to claim actual and reasonable expenses for vehicle mileage, travel time, communications, resource consent hearings, in accordance with the Local Government Elected Members (Certain Local Authorities) Determination 2016. This policy also covers district licensing committee fees, training, travel, accommodation and meal costs. The aim is to avoid unjustified expenditure and to provide for adequate documentation for the administration of the claims process. Claims are to be adequately substantiated, linked to business purposes and properly approved.

2. Principles

- 2.1 In the administration of this policy, elected members are expected to exercise proper and prudent behaviour in relation to expenditure. This includes being honest and accountable, and complying with expenditure controls. Relevant principles are:
- There must be a justifiable business purpose
 - Expenditure decisions must preserve impartiality
 - Expenditure must be moderate and conservative, having regard to the circumstances
 - The process must be transparent and appropriate in all respects, it should be able to withstand public scrutiny and have appropriate approvals
- 2.2 Council officers will ensure good financial controls and scrutiny of expenditure in the administration of this policy and elected members are expected to exercise sound judgment and integrity.

3. Reimbursement

- 3.1 Reimbursements will be paid directly into the member's bank account.

4. Vehicle Mileage Allowance

- 4.1 A local authority may pay a member a vehicle mileage allowance for travel by the member in accordance with the relevant Local Government Elected Members (Certain Local Authorities) Determination issued by the Remuneration Authority.
- 4.2 Members are required to fill out a claim form (A319932) to seek reimbursement for vehicle mileage. This form must be submitted to the Office of the Mayor within two weeks of the date of travel. Authorisation of claims will be done by the Manager Administration or an Administration Adviser.

5. Travel Time Allowance

- 5.1 A local authority may pay a member a travel time allowance in accordance with the relevant Local Government Elected Members (Certain Local Authorities) Determination issued by the Remuneration Authority.
- 5.2 Members are required to fill out a claim form (A319932) to seek reimbursement for travel time. This form must be submitted to the Office of the Mayor within two weeks of the date of travel. Authorisation of claims will be done by the Manager Administration or an Administration Adviser.

6. Communications Allowance

- 6.1 The Local Government Elected Members (Certain Local Authorities) Determination issued by the Remuneration Authority allows for a communications allowance to be paid if members are required to use their own equipment and communication services.
- 6.2 Elected members are required to provide their own equipment and communication services and as a result are paid the maximum amount allowed by the Local Government Elected Members (Certain Local Authorities) Determination. This amount will be paid on a pro rata fortnightly basis.
- 6.3 At the beginning of the triennium, the amount for the first financial year may be paid out as a lump sum to allow for purchases of equipment. In the second and third years the allowance would be paid on a pro rata fortnightly basis. If the initial lump sum option is to be taken up, members must notify the Manager Administration or an Administration Adviser by December 2016.
- 6.4 As members are providing their own devices, they are required to comply with the appropriate Council Information Technology policy on the matter at the start of each triennium.
- 6.5 Members must ensure their devices, applications used and connectivity plans are approved by Council's IT officers for use with Council's systems. Assistance from the IT service desk is available to members for problems with email, calendars, access to shared documents and connection to wi-fi only.

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7. Resource Consent Hearing Fees

- 7.1 A local authority may pay members for involvement in Resource Consent hearings in accordance with the relevant Local Government Elected Members (Certain Local Authorities) Determination issued by the Remuneration Authority.
- 7.2 Members are required to fill out a claim form (A319932) to seek payment for resource consent hearings. This form must be submitted to the Manager Consents and Compliance within two weeks of the date of the hearing. Authorisation of claims will be done by the Manager Consents and Compliance.

8. District Licensing Committee Fees

- 8.1 A member of a local authority who acts as the Chairperson of a District Licensing Committee hearing is entitled to be paid a fee of \$78 per hour or \$624 per day.
- 8.2 A member of a local authority who is not the Chairperson of a District Licensing Committee hearing is entitled to be paid a fee of \$51 per hour or \$408 per day.
- 8.3 Members undertaking District Licensing Committee duties may be reimbursed for preparation time at the above rates.
- 8.4 For any period of District Licensing Committee time that is less than one hour, the fee must be apportioned accordingly.
- 8.5 Members undertaking District Licensing Committee work may be reimbursed for reasonable expenses as determined by the Minister of Justice in accordance with the Cabinet fees framework and set out in the District Licensing Committee expenses claim forms.
- 8.6 Members are also entitled to claim a vehicle mileage allowance for travel by the member as set out in this policy.
- 8.7 District Licensing Committee hearing fees are not payable to the Mayor of a territorial authority.
- 8.8 Members are required to fill out a claim form (A1133337 for members or A1126240 for the Commissioner) to seek payment for District Licensing Committee fees. This form must be submitted to the Manager Consents and Compliance within two weeks of the event being claimed for. Authorisation of claims will be done by the Manager Consents and Compliance.

9. Nelson Plan Hearing Fees

- 9.1 A member of a local authority who participates in a Nelson Plan hearing is entitled to be paid a fee of \$100 per day.
- 9.2 Members participating in Nelson Plan hearings must be accredited.
- 9.3 Members are required to fill out a claim form (A319932) to seek payment for Nelson Plan hearings. This form must be submitted to the Manager Planning within two weeks of the date of the hearing. Authorisation of claims will be done by the Manager Administration.

10. Training, Travel and Accommodation

- 10.1 Council takes a whole of triennium based approach to budgeting for elected members training, travel and accommodation.
- 10.2 This provides a set amount of budget for each member for the triennium. This amount is to be spent at the members' discretion and in line with the agreed criteria for elected members' travel and training (A1103850). Additionally, the guidelines in this policy will be applied by officers when making arrangements or reimbursing expenses.
- 10.3 Any international travel must be approved by Council resolution prior to that travel taking place. This includes all travel for Sister City purposes. See the section of this policy related to international travel for further guidance.
- 10.4 Individual members will be responsible for demonstrating that their selected options align with the agreed criteria, in response to queries from Council, the public, or the media.
- 10.5 Following attendance at an event, elected members will provide a report back to the Chief Executive for sharing with fellow members via the Councillors' Newsletter.
- 10.6 Budget expenditure will be reported quarterly at every alternate ordinary Council meeting.
- 10.7 A one-off funding pool will be available for any other opportunities that may arise, in line with the agreed criteria. Council must formally approve expenditure from this pool in advance, and in line with the agreed criteria, through a Mayor's report. Priority will be given to opportunities that are open to, and will benefit, all elected members.
- 10.8 Elected members may also come back to Council for funding from the one-off funding pool over and above their individual allocation, through a Mayor's report, if they are facing extenuating circumstances or an extra burden in their role as elected member.
- 10.9 To book training, travel or accommodation members are requested to contact the Office of the Mayor to initiate the process with officers.
- 10.10 The following costs will be covered for members attending conferences, seminars and training where applicable:
 - Conference/registration fees;
 - airfares;
 - accommodation;
 - meals (excluding mini bar expenses);
 - transportation (buses, taxis, transfers).
- 10.11 It is expected that registrations, travel and accommodation would be pre-booked and charged back to Council so minimal additional reimbursement would be required. Should additional expenses be incurred, members are required to fill out a claim form (A319932) to seek reimbursement. This form must be submitted to the Office of the Mayor within two weeks of the date of travel. Authorisation of claims

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will be done by the Manager Administration or an Administration Adviser.

- 10.12 Applicable claims
 - 10.12.1 The purpose of the expenditure must be clearly stated on the expense claim form. Independent scrutiny of these expense claim forms (including travel) may be carried out by council officers to ensure they meet policy requirements.
 - 10.12.2 Only the actual and reasonable costs of travel, or accommodation expenses and meals will be reimbursed, on the basis of original, itemised GST tax receipts or documentation attached to the claim form. Credit card statements do not constitute adequate documentation for reimbursement. Meals up to the value of the following will be paid per day, except for the circumstances set out in 10.12.5 below: breakfast \$15-\$20, lunch \$10-\$15, dinner up to \$35.
 - 10.12.3 Alcohol purchases will be reimbursed if consumed in moderation (one glass of wine or beer) and accompanying a meal or with prior approval for a specific occasion.
 - 10.12.4 Council will not reimburse any mini-bar expenses as itemised charge-backs not readily available which provides a lack of transparency for these costs.
 - 10.12.5 Separate meal expenses may not be claimed if a meal is provided as part of another package paid by Council, including conference fees.
 - 10.12.6 As members receive a communications allowance which covers mobile devices, no reimbursements are available for telephone calls or internet access while travelling.
- 10.13 Air Travel
 - 10.13.1 Where a member requires air travel, to the extent practical, this should be booked well ahead of the actual travel to be most cost-effective. Discounted economy or economy class is to be used for journeys of up to 4 hours of uninterrupted flight duration, unless there is a medical, safety or business related reason to make business class preferable. In the rare event business class travel is necessary a clearly explained rationale is required. Membership of airline clubs requires a clear business purpose and approval by the Chief Executive.
- 10.14 Accommodation
 - 10.14.1 Where a member requires overnight accommodation, this should be cost-effective, but in a convenient location.
- 10.15 Staying with friends or family
 - 10.15.1 Where a member chooses to stay with friends or relatives at their destination there is to be no payment made for accommodation or related costs. It is accepted as reasonable for Council to reimburse the cost of a moderate gift or equivalent contribution for the host. Actual and reasonable GST tax receipts must be provided to claim for these costs. The cost must be reasonable in relation to the length of the stay

and prior approval must be sought from the Manager Administration or an Administration Adviser.

- 10.16 Travel at destination
 - 10.16.1 The use of taxis is expected to be moderate, conservative and cost-effective relative to other forms of transport available. Taxis are not to be used for travel between work and home, unless there are exceptional circumstances and this must be approved in advance.
 - 10.16.2 Where a pre-paid card is available for public transport (e.g. buses in Wellington) and taxis, this is the preferred travel option.
 - 10.16.3 Where a member requires a rental vehicle at their destination, it is expected that the most economical type and size of rental car is used, consistent with the requirements of the trip. The driver is expected to pay any fines (parking or traffic offences) incurred whilst using a rental vehicle for business purposes. Private use of a rental vehicle is not permitted, except in exceptional circumstances, and the member must reimburse Council for any additional cost.
- 10.17 Use of own vehicle
 - 10.17.1 Members who decide to travel significant distances by road instead of by air (for example to Christchurch), will receive cost reimbursement at the level of the cheapest available return flight, rather than the kilometre reimbursement. Reimbursement for travel time will not be applicable in this situation.
- 10.18 Extended stays before or after the work-related event
 - 10.18.1 Members may choose to book flights for times extending beyond the work-related event, for example to return at the end of a weekend following a conference ending on a Friday, provided there is no additional cost to Council and the arrangement did not give rise to any perception of inappropriateness. The private travel must only be incidental to the Council purpose of the travel. Any costs associated with non-work time are at the expense of the member, apart from reasonable costs that would normally be associated with travel for the work-related purpose, such as transport directly between an airport and the venue.
- 10.19 International Travel
 - 10.19.1 All international travel must be approved by Council resolution prior to that travel taking place. This includes all travel for Sister City purposes.
 - 10.19.2 The following costs will be covered for members travelling internationally on Council business:
 - airfares;
 - accommodation;
 - meals;
 - transportation (buses, taxis, transfers);
 - Travel insurance;
 - Costs for any visas;
 - Conference/registration fees

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- 10.19.3 The guidance in the policy will also be applied to international travel.
- 10.20 Travelling spouses, partners or other family members
- 10.20.1 As a general principle, travel costs of accompanying spouses, partners, or other family members will not be paid by Council. In the rare circumstances that involvement of a spouse directly contributes to a clear business purpose, the spouse's travel costs (including what costs will and will not be covered) must be approved by Council resolution prior to that travel taking place.
- 11. Cash advances**
- 11.1 It is not expected that cash advances will be made available to members.
- 12. Reimbursement**
- 12.1 Reimbursements will be paid directly into the member's bank account.
- 13. Tipping**
- 13.1 Tipping is discretionary, and usually undocumented, expenditure. Tipping will not be reimbursed whilst a councillor is in New Zealand for business purposes. Tipping will only be reimbursed during international travel in places where tipping is local practice.
- 14. Koha**
- 14.1 A Koha is a gift, a token, or a contribution given on appropriate occasions. The size of the koha is to be determined by the individual occasion. Koha are not to be confused with any other payments that Council makes to an organisation. All koha need to be approved in advance. Members must approach the Office of the Mayor to initiate this process. The giving of koha is likely to attract withholding tax.
- 15. Meals for Meetings Held in Nelson**
- 15.1 For meetings which continue through normal meal times, members will be provided with a basic meal.
- 15.2 For Resource Consent Hearings, members may be reimbursed for the cost of lunch as appropriate. Members are required to fill out and submit a claim form (A319932) to obtain this reimbursement.
- 16. Giving Gifts**
- 16.1 There may be occasions where a gift is given as a token of recognition of something provided by the recipient or as a customary gesture, such as a gift to a Sister City. Members must ensure that the value of nature of the gift is moderate, conservative and appropriate for the occasion, that there is no expectation of favour in return, and is not given in substitute for a legitimate payment or remuneration. Gifts need to have a justifiable business purpose. The acceptance of gifts is addressed in the Elected Members Code of Conduct (A1181923).

17. Mayor's Credit Card

- 17.1 Council provides a credit card for Mayoral use. Use of the credit card must comply with the Nelson City Council Credit Card Use Policy (A18269)

18. Related policies

- 18.1 Elected Members Travel and Training Criteria (A1103850)
18.2 Elected Members Code of Conduct (A1181923)
18.3 Nelson City Council Credit Card Use Policy (A18269)

19. Related forms

- 19.1 Elected Members Expenses claim form (A319932)
19.2 District Licensing Committee Members Expenses claim form (A1133337)
19.3 District Licensing Committee Commissioner Expenses claim form (A1126240)

REPORT R5993

Administrative Matters

1. Purpose of Report

- 1.1 To consider an application for funding from the one-off opportunities pool for travel and training.

2. Delegations

- 2.1 This is a report for consideration by full Council.

3. Recommendation

THAT the report Administrative Matters (R5993) and its attachment (A1103850) be received;

AND THAT Council approves/declines approximately \$924 of funding from the additional funding pool to enable Councillor Lawrey to attend the Local Government New Zealand Conference in 2016.

4. Application for funding from the one-off opportunities pool

- 4.1 At the 12 November 2013 Council meeting it was resolved to take a whole of triennium based approach to budgeting for elected members travel and training.
- 4.2 Also at the 12 November 2013 Council meeting, a funding pool of \$28,975 was set aside for one-off opportunities, for which full Council approval is required. This pool applies for the current triennium.
- 4.3 There is currently \$14,610 remaining in the pool for one-off opportunities. Council must formally approve expenditure from this pool in advance, and in line with the agreed criteria set out in Attachment 1. Priority is to be given to opportunities that are open to, and will benefit, all elected members.
- 4.4 Councillor Lawrey wishes to attend the Local Government New Zealand conference in Dunedin in July this year. The remit Councillor Lawrey has proposed to investigate the relocation of more government services to

regional centres (supported by Council on 5 May 2016) will likely be discussed at the Annual General Meeting.

- 4.5 Councillor Lawrey has \$1649 remaining in his budget as of May 2016. The approximate costs of flights (\$558), registration (\$1445) and accommodation (\$570), give a total of \$2573 to attend the LGNZ conference. There is a shortfall of \$924.
- 4.6 To that end, Councillor Lawrey has requested to access approximately \$924 of funding from the additional funding pool.
- 4.7 Council needs to consider this request and pass a resolution accordingly.

Penny Langley

Manager Administration

Attachments

Attachment 1: A1103850 - Elected Members Travel and Training Budget
Criteria 2013-2016

Elected Members' Travel and Training Criteria 2013-2016

Set out below are the criteria agreed by Council for the expenditure of individual travel and training budgets allocated to elected members, and of the travel and training budget pool for one-off opportunities.

When selected training, meeting or event opportunities (events), individual members are responsible for ensuring and demonstrating that their selected options align with these criteria.

Councillors must be able to demonstrate that:

1. The event is held in New Zealand.
2. The event is relevant to local government.
3. The event is preferably, but not exclusively, supported by Local Government New Zealand or aligned organisations.
4. The event supports the member in contributing effectively and appropriately, in their governance role, to present and anticipated future needs of Nelson City Council.
5. The event is the most cost effective option to achieve the identified outcomes and if not, why it is preferred over more cost effective options.
6. The event is within the remaining available budget.
7. Their travel and training meets with the criteria outlined in 1-6, in response to any public or media enquiries about their travel and training, which will be directed to the individual member.

REPORT R5965

Local Government New Zealand Annual General Meeting

1. Purpose of Report

- 1.1 To consider Council's representation at the Local Government New Zealand (LGNZ) 2016 Annual General Meeting (AGM).

2. Delegations

- 2.1 This is a decision for Council.

3. Recommendation

THAT the report Local Government New Zealand Annual General Meeting (R5965) and its attachment (A1552098) be received;

AND THAT the following constitute Council representation at the 2016 Annual General Meeting:

Presiding Delegate: Her Worship the Mayor

Other Delegates: Councillor _____

Councillor _____ or Chief Executive

Or if Her Worship the Mayor is unavailable

Presiding Delegate: Councillor _____

Other Delegates: Councillor _____

Chief Executive

Observers: Councillor _____

Councillor _____

4. Background

- 4.1 The 29th AGM of LGNZ is to be held in Dunedin on 24 July 2016 as part of the LGNZ Conference.

- 4.2 As Council is a member of LGNZ, it is entitled to representation at the 2016 AGM.
- 4.3 The maximum number of delegates for each local authority at the AGM is determined by that local authority's population and subscription levels. Council is entitled to be represented by three delegates at the 2016 AGM.
- 4.4 Please note that the number of representatives at the AGM does not affect the number of delegates able to attend the conference.
- 4.5 The representation of each member authority is determined by the Mayor or Chair of each local authority. Representation is made up of members which include elected members and staff of all fully financial local authorities.
- 4.6 The AGM is open to members only and delegates must register by 17 June 2016. The registration form is attached for information.
- 4.7 The Mayor and Councillor Skinner are currently booked to attend the conference, as is the Chief Executive. Councillors Barker and Fulton have indicated their interest in attending the LGNZ Conference.
- 4.8 Councillor Lawrey also wishes to attend as it is likely Council's remit (in which he has an interest) will be considered at the AGM. A request for funding from the elected members' one-off opportunity funding pool to support Councillor Lawrey's trip is also on the Council agenda for 2 June 2016.

5. Discussion

- 5.1 Representation at the AGM is made up of a presiding delegate, other delegates and observers.
- 5.2 Council should consider who is best to fill these roles.

Presiding delegate

- 5.3 A presiding delegate is the person responsible for voting on behalf of the authority at the AGM. One presiding delegate must be appointed.
- 5.4 It would be usual for the presiding delegate to be the Mayor. However, if the Mayor is unavailable to attend, it is proposed that another Councillor be appointed as the alternate presiding delegate.

Other delegates

- 5.5 Council may be represented by up to two other delegates. According to the LGNZ Constitution a delegate can include officers of local authorities.
- 5.6 If the presiding delegate is absent from the AGM, 'other delegates' may vote on behalf of the local authority.

- 5.7 Debates at the AGM can prompt the need for advice. Attendance of the Chief Executive at the delegates table to provide this function if required is good practice.

Observers

- 5.8 Persons attending the AGM as observers will have no speaking or voting rights and will be seated separately from the main delegation.

Remit process

- 5.9 The remit process was outlined in the Mayor's Report of 24 March 2016.
- 5.10 The deadline for lodging remits with LGNZ is 13 June 2016.

Obituaries

- 5.11 LGNZ request obituary notices for inclusion in the AGM proceedings for the period from 19 July 2015 onwards. These should be advised in writing no later than 13 July 2016.

6. Options

- 6.1 Council can either appoint attendees as delegates for the purposes of voting at the 2016 LGNZ AGM or not.

7. Alignment with relevant Council policy

- 7.1 The decision to appoint delegates to vote at the LGNZ AGM is not inconsistent with any previous decisions of Council.

8. Assessment of Significance against the Council's Significance and Engagement Policy

- 8.1 This decision is not considered to be significant in terms of Council's Significance and Engagement Policy.

9. Consultation

- 9.1 No consultation has been undertaken on this matter.

10. Inclusion of Māori in the decision making process

- 10.1 No consultation with Maori has been undertaken on this matter.

Penny Langley
Manager Administration

Attachments

Attachment 1: A1552098 - Local Government New Zealand AGM 2016
 Registration Form and Information

29th Annual General Meeting of Local Government New Zealand

Registration form

Date: Sunday 24 July 2016

Venue: The Dunedin Centre, Dunedin

MEMBERSHIP

As Nelson City Council is a member of Local Government New Zealand, it is entitled to representation at the 2016 Local Government New Zealand Annual General Meeting (AGM).

The representation of each member authority is determined by the Mayor or Chair of each local authority. Representation is made up of members which include elected members and staff of all fully financial local authorities.

The Annual General Meeting is open to members only.

VOTING ENTITLEMENTS

Nelson City Council is entitled to 3 votes at the 2016 AGM. The voting entitlement of each member authority is determined by that authority's subscription levels. No member authority whose annual subscription is in arrears is entitled to vote at the AGM. A list of voting entitlements can be found in rule H1 of the constitution.

DELEGATES

All delegates for the Annual General Meeting must register by Friday 17 June 2016.

The maximum number of delegates for each local authority at the AGM is determined by that local authority's population. Nelson City Council is entitled to be represented by 3 delegates at the 2016 AGM.

Please note that the number of delegates at the AGM does not affect the number of delegates able to attend the conference.

PRESIDING DELEGATE

A presiding delegate is the person responsible for voting on behalf of the authority at the AGM. You must appoint one presiding delegate.

Presiding delegate's name: _____ Signature: _____

OTHER DELEGATES

Nelson City Council may be represented by up to 2 other delegates.

If your presiding delegate is absent from the AGM, 'other delegates' may vote on behalf of the local authority. Please tick the box next to the delegate's name if they are to have this right.

Other Delegate name: _____ Signature: _____ Voting rights: ☐

Other Delegate name: _____ Signature: _____ Voting rights: ☐

OBSERVERS

Persons attending the AGM as observers will have no speaking or voting rights and will be seated separately from the main delegation. Please list any observers below.

Observers name: _____ Signature: _____

Observers name: _____ Signature: _____

Observers name: _____ Signature: _____

Observers name: _____ Signature: _____

Please ensure that all delegates are aware of the delegate role they have been nominated for.

Once this form is complete, the Mayor/Chair and Chief Executive of the local authority must sign the form below.

Mayor's/Chair's Name: _____ Signature: _____

Chief Executive's Name: _____ Signature: _____

Please return this form by **Friday 17 June 2016** either by email to leanne.brockelbank@lgnz.co.nz or post this form to:

Leanne Brockelbank
Chief Financial Officer
Local Government New Zealand
PO Box 1214
WELLINGTON 6140

REMIT PROCESS

Remits proposed for consideration at the Local Government New Zealand AGM must be received no later than **5pm Monday 13 June 2016**. All proposed remits and accompanying information must meet the remit policy. Those meeting this policy will be screened by the Remit Screening Committee, and following approval, will move forward to the Annual General Meeting for consideration by the membership.

PROXY FORM

Councils are to complete the proxy form only if they are unable to attend the AGM and wish to appoint someone to vote on their behalf. They must be a delegate of another council attending the AGM.

OBITUARIES

Local Government New Zealand request obituary notices for inclusion in the AGM proceedings for the period from the last AGM on **19 July 2015** onwards. These should be advised in writing no later than **Wednesday 13 July 2016**.

For further clarification of the requirements regarding the Annual General Meeting, please contact Leanne Brockelbank on 04 924 1212. Alternatively, you can email Leanne at leanne.brockelbank@lgnz.co.nz