

Minutes of a meeting of the Nelson City Council

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

On Thursday 2 June 2016, commencing at 9.05am

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 Corporate Services (N Harrison), Senior Strategic Adviser (N McDonald), Manager Communications and Acting Manager Libraries and Heritage Facilities (P Shattock), Manager Administration (P Langley), Senior Accountant (T Hughes), Administration Adviser (E-J Ruthven), and Youth Councillors (H Goldthorpe and S Kuo)

Opening Prayer

Councillor Noonan gave the opening prayer.

1. Apologies

There were no apologies.

2. Confirmation of Order of Business

Attendance: Councillor Fulton joined the meeting at 9.07am.

Her Worship the Mayor noted that there were seven additional public forum presentations to those listed in the agenda. She added that items 8 (Public Feedback on Proposal to Sell Bett Carpark) and 9 (Special Housing Areas) of the agenda would be taken immediately after the public forum presentations.

Her Worship the Mayor also noted that there were minor amendments to the officer recommendation relating to the Annual Plan 2016/17, and there was a correction to the recommendation to exclude the public, including section 7(2)(b)(ii), and removing section 7(2)(j) from the table included in the recommendation.

3. Interests

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

4. Public Forum

4.1 Belinda Fletcher

Ms Fletcher spoke about the proposal to sell Bett Carpark for a special housing development. She said that she did not support the sale of Bett Carpark, and preferred that it be retained for the benefit of the community, for example as a park.

She added that, if the site were to be sold for housing, she would support stricter planning and design requirements, including limiting the height of any new building to two storeys. She noted her concerns that the Special Housing Area process was weighted towards developers' interests.

In response to a question, Ms Fletcher explained that, while Church Hill was across the road, it was difficult for anyone with limited mobility to access.

4.2 Barbara Tanner

Ms Tanner spoke about the proposal to sell Bett Carpark for a special housing development, and tabled a document outlining the potential consequences of the proposed development on her neighbouring property (A1557595).

She said that she supported residential developments in the inner city, as long as the impact on residents already living there were taken into account. She noted that the proposed design control of a 2.4 metre set-back on the Bett Carpark site did not apply for the first 10 metres from the street frontage, and she explained the potential effects this could have on her property.

In response to a question, she said that public access to proposed plans would potentially alleviate concerns regarding the design for the site.

Attachments

- 1 A1557595 - Tabled Document - Public Forum - Barbara Tanner

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

Mr Stanger spoke on behalf of Natalia Harrington, of Hybrid Homes and Living Ltd, in relation to a proposed Special Housing Area in Dodson Valley. He tabled his presentation (A1558533), and documents detailing the proposed site plans (A1557081). He said that the number of proposed sections had been increased, in order to better align with the

aims of the Housing Accord, and he outlined infrastructure currently in place to support the development.

In response to questions, Mr Stanger confirmed that Hybrid Homes would be able to apply for resource consent prior to the September 2016 cut-off date, and that a range of house sizes would be possible, due to the range of proposed section sizes. He said that no consultation with neighbouring property owners had been undertaken to date.

Attachments

- 1 A1558533 - Public Forum Presentation - Andrew Stanger (on behalf of Hybrid Homes and Living Ltd)
- 2 A1557081 - Public Forum Tabled Document - Andrew Stanger (on behalf of Hybrid Homes and Living Ltd)

4.4 Christopher Vine and Christie Carlson (in place of Larry Rueter)

Christopher Vine and Christie Carlson, in place of Larry Rueter, spoke about the proposal to sell Bett Car Park for a special housing development, and Mr Vine tabled a copy of his presentation (A1559060).

Mr Vine spoke about the history of the historic house that had previously occupied the site, and noted the importance of good architectural design for any potential building for the site.

In response to questions, Mr Vine and Ms Carlson noted the importance of Nile Street to the character of Nelson City. They noted their support in principle to development of the site, subject to appropriate design and height controls.

Attachments

- 1 A1559060 - Public Forum - Tabled Document - Christopher Vine and Christie Carlson (in place of Larry Rueter)

4.5 Elizabeth Dooley – Nelson Meeting New Zealand Society of Friends

Ms Dooley spoke on behalf of Nelson Quakers about the proposal to sell Bett Carpark for a special housing development. She displayed a watercolour drawing of the area from 1869 (A1558528).

She said that development of the site had the potential to enhance the inner city, but noted the importance of good design, given the special character of Nile Street. She suggested that the height of any building should not exceed two storeys, and emphasised the importance of having a garden on site.

Attachments

- 1 A1558528 - Public Forum - Tabled Document - Elizabeth Dooley - Nelson Meeting New Zealand Society of Friends

4.6 Doug Craig – Heritage Nelson (previously Nelson Heritage Advisory Group)

Mr Craig spoke on behalf of Heritage Nelson (previously Nelson Heritage Advisory Group) about the proposal to sell Bett Carpark for a special housing development. He displayed a photo of the historic house that had previously occupied the site (A1558798).

Mr Craig said that Heritage Nelson agreed with intensified development within the central business district, subject to appropriate building and design controls. He spoke about the history of the site and its trees, including a heritage-listed rata. He suggested that any development of the site should proceed through the regular resource consent process, rather than the special housing area process.

In response to a question, he explained the likely height of the previous historic house on the site, and emphasised the importance of any proposed designs being sensitive to the heritage nature of the area.

Attachments

- 1 A1558798 - Public Forum Presentation - Doug Craig - Heritage Nelson (previously Nelson Heritage Advisory Group)

4.7 Jill Southon

Jill Southon spoke about the proposed Special Housing Area for Tahunanui Drive, and tabled a document (A1558150). She outlined concerns regarding the height and size of the proposed development, particularly in light of transport, parking pressures and stormwater issues in the area.

She outlined her concerns regarding the lack of consultation that had taken place regarding the proposal to classify the site as a Special Housing Area, and suggested that any development on the site should have fewer units and storeys than proposed.

Attendance: Councillor Copeland left the meeting at 10.16am.

In response to a question, she suggested that a development of equal height to 'The Sands' development would be excessive for the site, and suggested that a two storey development would be appropriate.

Attachments

- 1 A1558150 - Public Forum - Tabled Document - Jill Southon

Attendance: Councillor Ward left the meeting at 10.19am.

4.8 Steve Cross

Steve Cross spoke about the proposed Special Housing Area for Tahunanui Drive. He suggested that the proposed development would alter the character of the Tahunanui area, and that there was no clear demand for more apartment-style dwellings in the area.

Attendance: Councillor Copeland returned to the meeting at 10.21am.

Mr Cross suggested that the decision to recommend the site as a Special Housing Area would trigger Council's Significance and Engagement Policy, and that community feedback on this matter should have been sought. He added that any development of the site should proceed under the regular resource consent process.

Attendance: Councillor Ward returned to the meeting at 10.23am.

In response to a question, Mr Cross suggested that properties in the proposed development would be unlikely to be affordable for first-home buyers.

4.9 John Molyneaux

John Molyneaux spoke about the proposed Special Housing Area for Tahunanui Drive. He explained his concerns that Special Housing Areas were being used as a tool to push through development, that there was insufficient demand for the type of proposed development, and that no community consultation had been undertaken.

Mr Molyneaux also noted infrastructure issues associated with the proposed development, including concerns regarding stormwater from properties on the hillside above, parking and traffic pressures at the Tahunanui Drive/Bisley Avenue intersection.

4.10 Alastair Cotterill

Alastair Cotterill spoke about the proposed Special Housing Area for Tahunanui Drive. He outlined his concerns that the proposed development would have on drainage, stormwater and parking in the area.

Attendance: Councillor Copeland left the meeting from 10.37am to 10.41am.

Mr Cotterill said that the proposed development would change the character of the area. He suggested that a smaller scale development proceeding through the regular resource consent process would be appropriate, providing that sufficient community consultation were undertaken.

In response to questions, he explained his concerns that the proposed development would not contribute to affordable housing in Nelson.

4.11 Ken Beckett

Ken Beckett spoke about the proposal to sell Bett Carpark for a special housing development. He suggested that the matter should be deferred to the Council meeting on 16 June 2016, and that the proposed designs should be made public to enable an opportunity for community members to express their views. He added that delaying the decision until 16 June would still allow sufficient time for the potential purchaser to apply for a resource consent prior to 16 September 2016.

Attendance: The meeting adjourned for morning tea from 10.52am to 11.06am.

5. Public Feedback on Proposal to Sell Bett Carpark

Document number R5772, agenda pages 73 - 131 refer.

Group Manager Strategy and Environment, Clare Barton, and Development Projects Planner, Lisa Gibellini, presented the report. Ms Gibellini outlined the feedback process and issues raised, and tabled additional feedback received from residents living near to Bett Carpark since the deadline for feedback had closed (A1560111).

Resolved CL/2016/139

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

Her Worship the Mayor/McGurk

Carried

In response to questions, Ms Gibellini outlined the opportunities for consultation with iwi through the resource consent process under the Housing Accords and Special Housing Areas Act 2013 (HASHA). She also clarified that the rationale for not having the 2.4 metre set-back for the first 10 metres from the road boundary was to ensure an active edge to the street, and to avoid multiple vehicle entrances.

Attendance: Councillor Lawrey left the meeting from 11.19am to 11.21am.

In response to further questions, Ms Barton and Ms Gibellini gave a power point presentation (A1560215) and tabled documents (A1560204) giving an example of a typical commercial building that would be allowed on the site under the current Nelson Resource Management Plan (NRMP), noting that any such development could be built up to the boundary of the site, with a permitted height of 12 metres.

There was a discussion regarding Council's Significance and Engagement Policy. In response to a question, the Chief Executive, Clare Hadley, explained that the decision to recommend Bett Carpark as a Special Housing Area had not triggered the requirements of Council's Significance and Engagement Policy. She added that the decision of whether to sell Bett Carpark was, however, of a degree of significance requiring Council to take into account the views of people likely to be affected by or have an interest in the matter.

In response to further questions, Ms Gibellini explained that the rata tree on site was protected by land covenant as well as being heritage-listed, but that there were no limits on removing other trees on site. She added that it would be possible to include additional conditions as part of a sale and purchase agreement if Council desired protection of other trees.

Resolved CL/2016/140

THAT Council use the public feedback received, including tabled documents (A1560111), in considering whether or not to sell Bett Carpark for a qualifying development under the Housing Accord and Special Housing Areas Act 2013.

Noonan/Davy

Carried

Attachments

- 1 A1560111 - Additional Feedback - Proposed sale of Bett Carpark
- 2 A1560215 - Power Point presentation
- 3 A1560204 - Tabled Document

6. SPECIAL HOUSING AREAS

DOCUMENT NUMBER R5858, AGENDA PAGES 132 - 148 REFER.

GROUP MANAGER STRATEGY AND ENVIRONMENT, CLARE BARTON, AND DEVELOPMENT PROJECTS PLANNER, LISA GIBELLINI, PRESENTED THE REPORT. THEY TABLED A MAP OF THE PROPOSED SPECIAL HOUSING AREA AT 19 & 21 BEACH ROAD, TO REPLACE THE MAP ON PAGE 138 OF THE AGENDA (A1560156).

MS GIBELLINI ADVISED THAT, SINCE THE CONCERNS EXPRESSED IN PUBLIC FORUM, SHE HAD SPOKEN WITH THE APPLICANTS OF THE PROPOSED SPECIAL HOUSING AREAS FOR 1 & 5 TAHUNANUI DRIVE, AND 19 & 21 BEACH ROAD, BOTH OF WHOM HAD INDICATED THEY WERE HAPPY TO REDUCE THE MAXIMUM HEIGHT OF THE PROPOSED DEVELOPMENTS TO 15 METRES. SHE ADDED THAT COUNCIL HAD ALSO RECEIVED FEEDBACK FROM THE NEW ZEALAND TRANSPORT AUTHORITY IN RELATION TO THE PROPOSED DEVELOPMENT AT 1 & 5 TAHUNANUI DRIVE, AND THAT NO ISSUES HAD BEEN IDENTIFIED, OTHER THAN A REQUEST THAT ACCESS BE PROVIDED FROM BISLEY AVENUE.

IT WAS AGREED THAT THE SECOND CLAUSE OF THE OFFICER RECOMMENDATION BE SEPARATED, TO CONSIDER THE PROPOSAL FOR 1 & 5 TAHUNANUI DRIVE SEPARATELY TO THAT FROM 19 & 21 BEACH ROAD.

IN RESPONSE TO QUESTIONS, MS GIBELLINI EXPLAINED THAT THE SPECIAL HOUSING AREA PROCESS ALLOWED COUNCIL TO APPROVE A BUILDING 'ENVELOPE', AND THAT DETAILED SITE PLANS AND RESOURCE CONSENT APPLICATIONS WOULD FOLLOW AT A LATER POINT. SHE OUTLINED THE RESOURCE CONSENT PROCESS UNDER HASHA.

IN RESPONSE TO FURTHER QUESTIONS, MS BARTON CONFIRMED THAT COUNCIL COULD NOT REQUIRE PARTICULAR TYPES OF ACCOMMODATION THROUGH SPECIAL HOUSING AREAS.

THERE WAS A FURTHER DISCUSSION REGARDING COUNCIL'S SIGNIFICANCE AND ENGAGEMENT POLICY. IN RESPONSE TO QUESTIONS, MRS HADLEY EXPLAINED THAT THE DECISION ON WHETHER TO RECOMMEND THE AREAS DISCUSSED IN THE OFFICER REPORT AS SPECIAL HOUSING AREAS DID NOT TRIGGER COUNCIL'S SIGNIFICANCE AND ENGAGEMENT POLICY, AND NO COMMUNITY CONSULTATION ON THIS DECISION WAS REQUIRED.

IN RESPONSE TO QUESTIONS RELATING TO THE PROPOSED DEVELOPMENT AT 1 & 5 TAHUNANUI DRIVE, MS GIBELLINI CONFIRMED THAT A MULTI-STORY BUILDING ON THE SITE WOULD PROBABLY HAVE A SHADING EFFECT, BUT THAT DAYLIGHT CONSIDERATIONS WOULD ONLY BE AN ISSUE FOR THE BOUNDARY OF THE SITE ADJOINING THE RESIDENTIAL ZONE. SHE SAID THIS WOULD BE CONSIDERED THROUGH THE RESOURCE CONSENT PROCESS. SHE CONFIRMED THE MAXIMUM DEVELOPMENT HEIGHT CURRENTLY ALLOWED FOR THE SITE UNDER THE NRMP WAS 10 METRES.

IN RESPONSE TO QUESTIONS RELATING TO THE PROPOSED SPECIAL HOUSING AREA IN DODSON VALLEY, MS GIBELLINI EXPLAINED THE AIMS UNDER NELSON'S HOUSING ACCORD. SHE SAID DESPITE RURAL ZONING THE SITE COULD BE CONSIDERED FOR A SPECIAL HOUSING AREA, BUT THAT EVEN WITH 24 LOTS, THE PROPOSED DEVELOPMENT DID NOT HAVE SUFFICIENT INTENSITY TO MEET THE AIMS OF THE ACCORD. SHE CONFIRMED THAT IF THE SITE AND AMENDED QUALIFYING DEVELOPMENT CRITERIA WERE TO BE CONSIDERED FURTHER, AMENDMENTS WOULD NEED TO BE BROUGHT BACK TO THE 16 JUNE 2016 COUNCIL MEETING FOR CONSIDERATION.

ATTENDANCE: COUNCILLOR WARD LEFT THE MEETING FROM 12.07PM TO 12.09PM.

IN RESPONSE TO QUESTIONS IN RELATION TO THE OCEAN LODGE SPECIAL HOUSING AREA, MS GIBELLINI EXPLAINED THE DEVELOPER'S PROPOSED CHANGES AND CONFIRMED HER UNDERSTANDING THAT THE DEVELOPMENT OF THE BALANCE OF THE SITE WOULD STILL INCLUDE COMMERCIAL ELEMENTS. SHE ADDED THAT THE DEVELOPERS HAD INDICATED THAT CAR PARKING WAS INTEGRAL TO THE DESIGN.

ATTENDANCE: COUNCILLOR COPELAND LEFT THE MEETING FROM 12.13PM TO 12.15PM, COUNCILLOR LAWREY LEFT THE MEETING FROM 12.16PM TO 12.17PM, AND COUNCILLOR FULTON LEFT THE MEETING FROM 12.16PM TO 12.18PM.

RESOLVED CL/2016/141

THAT THE REPORT SPECIAL HOUSING AREAS (R5858) AND ITS ATTACHMENTS (A1548015, A1548048, A1551280, AND A1548018) BE RECEIVED.

HER WORSHIP THE MAYOR/WARD

CARRIED

ATTACHMENTS

- 1 A1560156 - TABLED DOCUMENT - REPLACEMENT PAGE 138 OF AGENDA

6.1 1 & 5 TAHUNANUI DRIVE

THERE WAS DISCUSSION REGARDING STORMWATER ISSUES. IN RESPONSE TO A QUESTION, MS GIBELLINI EXPLAINED THAT THE DEVELOPER WOULD BE REQUIRED TO ENSURE ADEQUATE PROVISION WAS MADE FOR STORMWATER AS PART OF THE DESIGN.

ATTENDANCE: THE MEETING ADJOURNED FROM 12.38PM TO 12.39PM, DURING WHICH TIME COUNCILLOR ACLAND LEFT THE MEETING AND RETURNED AT 12.41PM.

IN RESPONSE TO FURTHER QUESTIONS, MS GIBELLINI CONFIRMED THAT A HEIGHT LIMIT OF 15 METRES SHOULD STILL MEET THE QUALIFYING CRITERIA OF THE HOUSING ACCORD, ALTHOUGH NO DESIGNS HAD BEEN PROPOSED TO DATE. SHE SAID THAT COUNCIL COULD IMPOSE FINANCIAL CONTRIBUTIONS RELATING TO THE EFFECTS OF THE DEVELOPMENT, BUT COULD NOT REQUIRE THAT THE DEVELOPER OTHERWISE WIDEN THE FOOTPATH IN THIS AREA.

COUNCILLOR FULTON, SECONDED BY HER WORSHIP THE MAYOR MOVED A MOTION

THAT COUNCIL APPROVE 1 & 5 TAHUNANUI DRIVE (A1548048) AS A POTENTIAL SPECIAL HOUSING AREA WITH THE MAXIMUM NUMBER OF STOREYS BEING THREE AND THE MAXIMUM HEIGHT OF 12 METRES IN QUALIFYING CRITERIA.

COUNCILLORS DISCUSSED THE MOTION, AND A VARIETY OF VIEWS FOR AND AGAINST WERE EXPRESSED.

THE MOTION WAS PUT AND LOST.

6.2 19 & 21 BEACH ROAD

COUNCILLOR DAVY, SECONDED BY COUNCILLOR MATHESON MOVED A MOTION

AND THAT COUNCIL APPROVE 19 & 21 BEACH ROAD (A1548015) AS A POTENTIAL SPECIAL HOUSING AREA.

COUNCILLOR FULTON, SECONDED BY COUNCILLOR NOONAN, MOVED AN AMENDMENT TO ADD ADDITIONAL WORDS TO THE MOTION

AND THAT COUNCIL APPROVE 19 & 21 BEACH ROAD (A1548015) AS A POTENTIAL SPECIAL

HOUSING AREA WITH THE MAXIMUM NUMBER OF STOREYS BEING THREE AND THE MAXIMUM HEIGHT OF 12 METRES IN QUALIFYING CRITERIA.

COUNCILLORS DISCUSSED THE AMENDMENT AND A VARIETY OF VIEWS FOR AND AGAINST WERE EXPRESSED.

THE AMENDMENT WAS PUT AND LOST, AND THE MEETING RETURNED TO THE ORIGINAL MOTION.

HER WORSHIP THE MAYOR ADVISED THAT THE ITEM WOULD LIE ON THE TABLE, TO BE CONSIDERED AGAIN LATER IN THE MEETING.

ATTENDANCE: THE MEETING ADJOURNED FOR LUNCH FROM 1.11PM TO 1.41PM.

HER WORSHIP THE MAYOR ADVISED THAT THE MEETING WOULD CONSIDER THE PUBLIC EXCLUDED ITEM, AND RETURN TO ITEM 9, SPECIAL HOUSING AREAS, LATER IN THE MEETING.

7. EXCLUSION OF THE PUBLIC

RESOLVED CL/2016/142

THAT, IN ACCORDANCE WITH SECTION 48(5) OF THE LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987, GRAEME MCINDOE REMAIN AFTER THE PUBLIC HAS BEEN EXCLUDED, FOR ITEM 3 OF THE PUBLIC EXCLUDED AGENDA (CONSIDERATION OF BETT CARPARK REQUEST FOR PROPOSALS – SALE OF BETT CARPARK FOR SPECIAL HOUSING AREA), AS HE HAS KNOWLEDGE THAT WILL ASSIST THE COUNCIL;

AND THAT, IN ACCORDANCE WITH SECTION 48(6) OF THE LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987, THE KNOWLEDGE THAT GRAEME MCINDOE POSSESSES RELATES TO URBAN DESIGN AND THE ASSESSMENT OF THE BETT CARPARK PROPOSALS.

HER WORSHIP THE MAYOR/MATHESON

CARRIED

RESOLVED CL/2016/143

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:

HER WORSHIP THE MAYOR/MATHESON

CARRIED

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	<p>CONSIDERATION OF BETT CARPARK REQUEST FOR PROPOSALS - SALE OF BETT CARPARK FOR SPECIAL HOUSING AREA</p>	<p>SECTION 48(1)(A)</p> <p>THE PUBLIC CONDUCT OF THIS MATTER WOULD BE LIKELY TO RESULT IN DISCLOSURE OF INFORMATION FOR WHICH GOOD REASON EXISTS UNDER SECTION 7</p>	<p>THE WITHHOLDING OF THE INFORMATION IS NECESSARY:</p> <ul style="list-style-type: none"> • SECTION 7(2)(B)(II) TO PROTECT INFORMATION WHERE THE MAKING AVAILABLE OF THE INFORMATION WOULD BE LIKELY UNREASONABLY TO PREJUDICE THE COMMERCIAL POSITION OF THE PERSON WHO SUPPLIED OR WHO IS THE SUBJECT OF THE INFORMATION. • 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)

THE MEETING WENT INTO PUBLIC EXCLUDED SESSION AT 1.44PM AND RESUMED IN PUBLIC SESSION AT 4.04PM.

DURING THE PUBLIC EXCLUDED SESSION, A RESOLUTION WAS PASSED TO EXTEND THE MEETING BEYOND SIX HOURS, IN ACCORDANCE WITH STANDING ORDER 3.3.7.

8. RE-ADMITTANCE OF THE PUBLIC

RESOLVED CL/2016/144

THAT THE PUBLIC BE RE-ADMITTED TO THE MEETING.

HER WORSHIP THE MAYOR/MATHESON

CARRIED

ATTENDANCE: THE MEETING ADJOURNED FROM 4.04PM TO 4.10PM, DURING WHICH TIME COUNCILLOR FULTON LEFT THE MEETING.

HER WORSHIP THE MAYOR ADVISED THAT THE MEETING WOULD CONSIDER ITEM 7 (ADOPTION OF THE ANNUAL PLAN 2016/17) AND ITEM 10 (ELECTED MEMBERS' REIMBURSEMENT AND EXPENSES POLICY 2016-2019) PRIOR TO RETURNING TO ITEM 9 (SPECIAL HOUSING AREAS).

9. ADOPTION OF THE ANNUAL PLAN 2016/17

DOCUMENT NUMBER R5584, AGENDA PAGES 49 - 72 REFER.

SENIOR STRATEGIC ADVISER, NICKY MCDONALD, AND GROUP MANAGER CORPORATE SERVICES, NIKKI HARRISON, PRESENTED THE REPORT. MS MCDONALD TABLED AN UPDATED COPY OF PAGE 91 OF THE ANNUAL PLAN 2016/17 (A1560174), AND AN EXTRACT FROM THE OFFICER RECOMMENDATION TO STRIKE THE RATES, SHOWING MINOR AMENDMENTS (A1560175).

ATTENDANCE: COUNCILLOR COPELAND LEFT THE MEETING AT 4.14PM, AND COUNCILLOR FULTON RETURNED TO THE MEETING AT 4.15PM.

HER WORSHIP THE MAYOR, SECONDED BY COUNCILLOR BARKER, MOVED THE MOTION IN THE OFFICER REPORT, WITH THE AMENDMENTS AS NOTED IN THE TABLED DOCUMENT.

COUNCILLORS DISCUSSED THE ANNUAL PLAN 2016/17 AND EXPRESSED THEIR VIEWS IN RELATION TO COUNCIL'S DEBT LEVELS.

HER WORSHIP THE MAYOR ADVISED THAT THE ITEM WOULD LIE ON THE TABLE, SO THAT THE MEETING COULD CONSIDER ITEM 5 OF THE AGENDA (CONFIRMATION OF MINUTES - 11 & 12 MAY 2016).

ATTACHMENTS

- 1 A1560174 - TABLED DOCUMENT - UPDATED PAGE 91 ANNUAL PLAN 2016/17
- 2 A1560175 - TABLED DOCUMENT - AMENDMENTS TO OFFICER RECOMMENDATION TO STRIKE THE RATES

10. CONFIRMATION OF MINUTES

10.1 11 & 12 MAY 2016

DOCUMENT NUMBER M1879, AGENDA PAGES 17 - 47 REFER.

RESOLVED CL/2016/145

THAT THE MINUTES OF THE MEETING OF THE COUNCIL, HELD ON 11 AND 12 MAY 2016, BE CONFIRMED AS A TRUE AND CORRECT RECORD.

BARKER/FULTON

CARRIED

11. ADOPTION OF THE ANNUAL PLAN 2016/17 (CONTINUED)

THE MEETING RETURNED TO CONSIDER THE ADOPTION OF THE ANNUAL PLAN 2016/17.

THE MOTION WAS PUT AND A DIVISION WAS CALLED:

COUNCILLOR ACLAND	AYE
COUNCILLOR BARKER	AYE
COUNCILLOR COPELAND	APOLOGY
COUNCILLOR DAVY	AYE
COUNCILLOR FULTON	AYE
COUNCILLOR LAWREY	AYE
COUNCILLOR MATHESON	AYE
COUNCILLOR MCGURK	AYE
COUNCILLOR NOONAN	AYE
COUNCILLOR RAINEY	AYE
COUNCILLOR SKINNER	NO
COUNCILLOR WARD	AYE
HER WORSHIP THE MAYOR	AYE

THE MOTION WAS PASSED 11-1, WITH ONE APOLOGY.

RESOLVED CL/2016/146

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	INSTALLATI ON 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
\$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	17 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 AFTER THE DUE DATE AS SHOWN ABOVE TO BE ADDED ON THE PENALTY DATE AS SHOWN IN THE ABOVE TABLE AND ALSO SHOWN ON EACH RATE INSTALMENT NOTICE.**
- AN ADDITIONAL 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.

HER WORSHIP THE MAYOR/BARKER

CARRIED

RESOLVED CL/2016/147

THAT THE REVISED NELSON CITY COUNCIL RATES POSTPONEMENT POLICY (A1551144) AND RATES REMISSIONS POLICY (A1551142) AS ATTACHED BE ADOPTED.

DAVY/BARKER

CARRIED

12. SPECIAL HOUSING AREAS (CONTINUED)

A QUESTION WAS RAISED REGARDING THE EFFECT THAT A 15 METRE BUILDING COULD HAVE ON SUNLIGHT ANGLES FOR NEIGHBOURING PROPERTIES.

RESOLVED CL/2016/148

THAT PURSUANT TO STANDING ORDER 3.12.1 THE REMAINING ELEMENTS OF ITEM 9 (SPECIAL HOUSING AREAS) BE LEFT TO LIE ON THE TABLE, AND NOT BE FURTHER DISCUSSED AT THIS MEETING, BUT WILL BE RE-CONSIDERED AT THE COUNCIL MEETING SCHEDULED TO BE HELD IN THE COUNCIL CHAMBER ON 16 JUNE 2016, COMMENCING AT 9.00AM.

HER WORSHIP THE MAYOR/BARKER

CARRIED

13. Elected Members' Reimbursement and Expenses Policy 2016-2019

Document number R5479, agenda pages 149 - 179 refer.

Manager Administration, Penny Langley, presented the report. In response to a question, she explained that there was sufficient detail in the proposed policy to address private Plan Change situations in the future.

Attendance: Councillors Acland and Rainey left the meeting at 4.40pm.

Resolved CL/2016/149

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.

Davy/McGurk

Carried

14. Mayor's Report

Document number R5994

Her Worship the Mayor advised that this item would be considered at the Council meeting on 16 June 2016.

15. Administrative Matters

Document number R5993, agenda pages 180 - 182 refer.

Her Worship the Mayor advised that this item would be considered at the Council meeting on 16 June 2016.

16. Local Government New Zealand Annual General Meeting

Document number R5965, agenda pages 183 - 188 refer.

Her Worship the Mayor advised that this item would be considered at the Council meeting on 16 June 2016.

There being no further business the meeting ended at 4.45pm.

Confirmed as a correct record of proceedings:

_____ Chairperson _____ Date