



AGENDA

Ordinary meeting of the

Planning and Regulatory Committee

**Thursday 27 July 2017
Commencing at 9.00am
Council Chamber
Civic House
110 Trafalgar Street, Nelson**

Membership: Councillor Brian McGurk (Chairperson), Her Worship the Mayor Rachel Reese (Chairperson), Councillors Luke Acland, Ian Barker, Bill Dahlberg, Kate Fulton, Stuart Walker and Ms Glenice Paine

Guidelines for councillors attending the meeting, who are not members of the Committee, as set out in Standing Order 12.1:

- All councillors, whether or not they are members of the Committee, may attend Committee meetings
- At the discretion of the Chair, councillors who are not Committee members may speak, or ask questions about a matter.
- Only Committee members may vote on any matter before the Committee

It is good practice for both Committee members and non-Committee members to declare any interests in items on the agenda. They should withdraw from the room for discussion and voting on any of these items.

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**5. Confirmation of Minutes**

5.1 25 May 2017

7 - 12

Document number M2616

Recommendation

That the Committee***Confirms the minutes of the meeting of the Planning and Regulatory Committee, held on 25 May 2017, as a true and correct record.*****6. Status Report - Planning and Regulatory Committee
- 27 July 2017****13 - 16**

Document number R8080

Recommendation

That the Committee***Receives the Status Report Planning and Regulatory Committee 27 July 2017 (R8080) and its attachment (A1736802).***

7. Co-Chairperson's Report 17 - 20

Document number R8070

Recommendation

That the Committee

***Receives the Co-Chairperson's Report (R8070);
and***

***Refers to Council all powers of the Planning and
Regulatory Committee relating to the Brook
Waimarama Sanctuary Trust applications for
further funding from the provision set aside in the
Annual Plan 2017/18.***

8. Co-Chairperson's Report 21 - 22

Document number R8111

Recommendation

That the Committee

***Receives the Co-Chairperson's Report (R8111)
and notes the contents.***

9. Strategy and Environment Report for 1 April - 30 June 2017 23 - 91

Document number R7917

Recommendation

That the Committee

***Receives the report Strategy and Environment
Report for 1 April - 30 June 2017 (R7917) and its
attachments (A1774079, A1786088, A1784621,
A1791943, A1777407 and A1791962); and***

***Approves the Nelson City Council Dog Control
Activity Report 2016-2017 in Attachment 1 to
Report R7917 (A1786088) to be submitted to the
Secretary for Local Government; and***

Approves the Nelson District Licensing Committee Annual Report 2016-2017 in Attachment 2 to Report R7917 (A1784621) to be submitted to the Department of Justice - Alcohol; and

Accepts the Nelson Plan Overview of Workshop Recommendations and Direction in Attachment 5 to Report R7917 (A 1777407).

10. Voice Nelson - Warrant of Fitness for Rental Housing

92 - 94

Document number R8063

Recommendation

That the Committee

Receives the report Voice Nelson - Warrant of Fitness for Rental Housing (R8063); and

Requests a report be brought to the Committee in June 2018 providing any update on Central Government or Local Government adoption of a Warrant of Fitness Scheme for Rental Housing.

11. Draft Terms of Reference for the Co-ordination Group for the Waimea Inlet

95 - 105

Document number R7743

Recommendation

That the Committee

Receives the report Draft Terms of Reference for the Co-ordination Group for the Waimea Inlet (R7743) and its attachment (A1779297).

Recommendation to Council

That the Council

Agrees to adopt the terms of reference (A1779297) for the Co-ordination Group for the Waimea Inlet; and

Appoints Councillor _____ as Nelson City Council's representative on the Co-ordination Group for the Waimea Inlet.

12. Proposal for Top of the South Conservation Partnership: Memorandum of Understanding 106 - 119

Document number R7765

Recommendation

That the Committee

Receives the report Proposal for Top of the South Conservation Partnership: Memorandum of Understanding (R7765) and its attachment (A1777693).

Recommendation to Council

That the Council

Approves that Nelson City Council signs the Memorandum of Understanding (A1777693) between partners in the Kotahitanga mō te Taio Alliance; and that Her Worship the Mayor be delegated the authority to sign on Council's behalf.

13. NPS-UDC Quarterly Monitoring Report March 2017 120 - 138

Document number R7967

Recommendation

That the Committee

Receives the report NPS-UDC Quarterly Monitoring Report March 2017 (R7967); and its attachment (A1779576)

Note:

- **This meeting is followed by a workshop which is expected to continue beyond lunchtime.**
- **Lunch will be provided at 12.30pm.**
- **Youth Councillors Ben Rumsey and Jamie Morgan will be in attendance at this meeting.**

Minutes of a meeting of the Planning and Regulatory Committee

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

On Thursday 25 May 2017, commencing at 9.01am

Present: Councillor B McGurk (Chairperson), Her Worship the Mayor R Reese (Chairperson), Councillors L Acland, I Barker, B Dahlberg, K Fulton, S Walker and Ms G Paine

In Attendance: Councillor P Matheson, Group Manager Strategy and Environment (C Barton), Senior Strategic Adviser (N McDonald), Administration Adviser (S Burgess) and Nelson Youth Councillors (E Rais and C Hagan)

1. Apologies

There were no apologies.

2. Confirmation of Order of Business

The Chairperson advised that item 12, Small-Scale Management Programme for Mediterranean fanworm, would be considered after the morning tea break.

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 Kerry Neal

Mr Neal provided a handout (A1764488) and spoke about consultation on natural hazards, changes to property titles, tsunami flooding solutions, financing flood protection and the risk of certain building constructions failing in an earthquake.

Attachments

- 1 A1764488 - Kerry Neal Handout

5. Confirmation of Minutes

5.1 13 April 2017

Document number M2503, agenda pages 8 - 11 refer.

Resolved PR/2017/019

That the Committee

Confirms the minutes of the meeting of the Planning and Regulatory Committee, held on 13 April 2017, as a true and correct record.

Barker/Acland

Carried

6. Status Report - Planning and Regulatory Committee 25 May 2017

Document number R7689, agenda pages 12 - 15 refer.

Resolved PR/2017/021

That the Committee

Receives the Status Report Planning and Regulatory Committee 25 May 2017 (R7689) and its attachment (A1736802).

Barker/Walker

Carried

7. Chairperson's Report

The Chairperson advised he would be attending the Local Government New Zealand Freshwater Symposium along with several officers and other elected members.

8. Timing of the Navigation Safety Bylaw review

Document number R7331, agenda pages 16 - 20 refer.

Manager Consents and Compliance, Mandy Bishop, presented the report and responded to questions.

Resolved PR/2017/022

That the Committee

Receives the report Timing of the Navigation Safety Bylaw review (R7331); and

Decides to commence the review of Navigation Safety Bylaw 218, noting it will be completed by 1 December 2019.

Paine/Acland

Carried

9. Speed Limit Bylaw Amendment - Main Road Stoke

Document number R7710, agenda pages 21 - 24 refer.

Asset Engineer Transport, Kayleen Goldthorpe, presented the report.

Resolved PR/2017/023

That the Committee

Receives the report Speed Limit Bylaw Amendment - Main Road Stoke (R7710); and its attachment (A1758273): and

Approves amendments detailed in report R7710 to the following schedules of the Bylaw No 210, Speed Limits (2011):

- ***Schedule I: 80km/h***
- ***Schedule G: 60km/h***
- ***Schedule A: Urban Traffic Areas Map 6.***

Barker/Walker

Carried

10. Strategy and Environment Report for 1 January - 31 March 2017

Document number R7433, agenda pages 25 - 40 refer.

Manager Consents and Compliance, Mandy Bishop, Manager Planning, Matt Heale, Manager Building, Chris Wood, Interim Environmental Programmes Manager, Jo Martin, and Environmental Programmes Adviser, Richard Frizzell, presented the report and responded to questions.

Resolved PR/2017/024

That the Committee

Receives the report Strategy and Environment Report for 1 January - 31 March 2017 (R7433) and its attachment (A1737726).

Fulton/Walker

Carried

Recommendation to Council PR/2017/025

That the Council

Approves that the following amounts in the Nelson Nature budget are being carried forward to the 2017/18 Financial Year:

- ***\$60,000 for Dun Mountain wilding conifer control***
- ***\$20,000 for the Department of Conservation animal and plant pest advisor***
- ***\$10,000 for the Taiwan Cherry feasibility study.***

Fulton/Walker

Carried

11. Marine Biosecurity

Document number R7408, agenda pages 41 - 87 refer.

Peter Lawless, Facilitator for Top of the South Marine Biosecurity Partnership, and Environmental Programmes Adviser, Richard Frizzell, presented the report and responded to questions.

Resolved PR/2017/026

That the Committee

Receives and notes the report Marine Biosecurity (R7408) and its attachment (A1735275).

Paine/Dahlberg

Carried

12. Options for Extending Smokefree Policy

Document number R7725, agenda pages 121 - 131 refer.

Senior Strategic Adviser, Nicky McDonald, presented the report. She advised that officers proposed a change to the recommendation to refer to 'Council-run' events instead of 'Council-funded' events as this was more appropriate.

Resolved PR/2017/027

That the Committee

Receives the report Options for Extending Smokefree Policy (R7725) and its attachment (A1741198).

Her Worship the Mayor/Fulton

Carried

Recommendation to Council PR/2017/028

That the Council

Approves extending its smokefree policy to include Council-run events, and working with partners to promote a smokefree message; and

Approves an allocation of \$3,500 unbudgeted operational funding in 2017/18 to the New Zealand Cancer Society Nelson Centre in support of a trial of smokefree outdoor dining in the city centre.

Her Worship the Mayor/Fulton

Carried

Attendance: The meeting adjourned for morning tea from 10.27am to 10.41am, during which time Councillor Dahlberg, Glenice Paine and Her Worship the Mayor left the meeting.

13. Small-Scale Management Programme for Mediterranean fanworm

Document number R7409, agenda pages 88 - 120 refer.

Peter Lawless, Facilitator for Top of the South Marine Biosecurity Partnership, Environmental Programmes Adviser, Richard Frizzell, and Tasman District Council Coordinator – Biosecurity and Biodiversity, Paul Sheldon, presented the report and responded to questions.

Attendance: Councillor Dahlberg returned to the meeting at 10.42am, Glenice Paine returned to the meeting at 10.43am.

Resolved PR/2017/029

That the Committee

Receives the report Small-Scale Management Programme for Mediterranean fanworm (R7409) and its attachment (A1753714); and

Approves the notification of a Small-Scale Management Programme for Mediterranean fanworm (*Sabella spallanzanii*) within the entire coastal area of Nelson City and coming into force on 1 July 2017.

Dahlberg/Fulton

Carried

Recommendation to Council PR/2017/030

That the Council

Approves \$36,000 per year for a three year period, commencing 2017/18 to fund the operational implementation of a Small-Scale Management Programme for Sabella.

Dahlberg/Fulton

Carried

There being no further business the meeting ended at 11.00am.

Confirmed as a correct record of proceedings:

_____ Chairperson _____ Date

**Status Report - Planning and Regulatory Committee -
27 July 2017**

1. Purpose of Report

- 1.1 To provide an update on the status of actions requested and pending.

2. Recommendation

That the Committee

***Receives the Status Report Planning and
Regulatory Committee 27 July 2017 (R8080) and
its attachment (A1736802).***

Attachments

- Attachment 1: A1736802 - Status Report Planning and Regulatory Committee
27 July 2017 [↓](#)

Status Report - Planning and Regulatory Committee – 27 July 2017			
MEETING DATE	SUBJECT	MOTION	RESPONSIBLE OFFICER COMMENTS
25 June 2015	Land Development Manual Review	<p>Resolved PR/2015/015</p> <p>THAT the report Land Development Manual Review (R4261) and its attachments (A1365598) be received;</p> <p>AND THAT the Committee nominate Councillors Ward and McGurk to be members of the Land Development Manual Steering Group;</p> <p>AND THAT the attached draft Terms of Reference are adopted by the Planning and Regulatory Committee for finalisation at the first Steering Group meeting after which they will be confirmed by the Mayor and the Chair of Planning and Regulatory;</p> <p>AND THAT those nominated Councillors provide regular reports back to the Planning and Regulatory Committee on progress with the Land Development Manual alignment and review;</p> <p>AND THAT where possible both Tasman District Council and Nelson City Council use the same Hearing Commissioners to hear and make recommendations on submissions;</p> <p>AND THAT a draft aligned Land Development Manual be brought back to the Planning and Regulatory Committee for consideration by December 2015.</p>	<p>The Land Development Manual review is progressing on track and will be aligned with the Nelson Plan workshops. Alignment of Stormwater standards with Nelson Plan rules is still being worked through.</p> <p>Ongoing</p> <p>Lisa Gibellini</p>

Status Report - Planning and Regulatory Committee – 27 July 2017			
21 April 2016	Public Forum: Voice Nelson - Proposal For Nelson City Council to adopt a Warrant of Fitness for Rental Housing	Resolved PR/2016/015 <u>THAT</u> this report Public Forum: Voice Nelson – Proposal For Nelson City Council to adopt a Warrant of Fitness for Rental Housing (R5760) be received; <u>AND THAT</u> the Planning and Regulatory Committee consider a Warrant of Fitness for Rental Housing Scheme in May 2017; <u>AND THAT</u> staff continue to use non-regulatory approaches to support the intentions of a Warrant of Fitness for rental housing scheme in the interim.	The requested report is included in the 27 July Agenda. Complete
	23 February 2017	Progressive Implementation Programme for Freshwater	It is anticipated that the freshwater working groups will provide feedback that will be considered at the Nelson Plan freshwater workshop with Councillors on 12 September. Ongoing

Status Report - Planning and Regulatory Committee – 27 July 2017			
23 February 2017	National Policy Statement Urban Development Capacity	<p>Resolved PR/2017/009</p> <p>That the Committee</p> <p><u>Receives</u> the report National Policy Statement Urban Development Capacity (R7054); and</p> <p><u>Notes</u> that infrastructure projects needed to support residential and business growth in the Asset Management Plans, Long Term Plan and Infrastructure Strategy will be influenced by the capacity requirements undertaken under the National Policy Statement Urban Development Capacity with Tasman District Council; and</p> <p><u>Directs</u> Her Worship the Mayor to write to the Ministers for the Environment, Transport and Business, Innovation and Employment, raising concerns that not including the state highway, active transport and public transport infrastructure within the National Policy Statement Urban Development Capacity undermines the benefit of integrated land development.</p>	<p>A joint Council workshop on Urban Development Capacity was held on 20 June 2017.</p> <p>The Nelson and Tasman Mayors will write to the Minister once further work is completed on Nelson urban area growth projections.</p> <p>Ongoing</p>
		Lisa Gibellini	
23 February 2017	Nelson Plan - Draft Regional Policy Statement	<p>Resolved PR/2017/011</p> <p>That the Committee</p> <p><u>Receives</u> the report Nelson Plan - Draft Regional Policy Statement (R6958); and</p> <p><u>Notes</u> that the next iteration of the draft Regional Policy Statement will be provided to the April 2017 Planning and Regulatory Committee meeting on the completion of a planning peer review.</p>	<p>As outlined in the Quarterly Report this item is deferred to 3 October 2017.</p> <p>Ongoing</p>
		Matt Heale	

Co-Chairperson's Report

1. Purpose of Report

- 1.1 To refer to Council all matters relating to the Brook Waimarama Sanctuary Trust applications for further funding from the provision set aside in the Annual Plan 2017/18.

2. Recommendation

That the Committee

***Receives the Co-Chairperson's Report (R8070);
and***

***Refers to Council all powers of the Planning and
Regulatory Committee relating to the Brook
Waimarama Sanctuary Trust applications for
further funding from the provision set aside in
the Annual Plan 2017/18.***

3. Discussion

- 3.1 The Draft Annual Plan 2017/18 stated:

- 3.1.1 As a result of delays caused by a range of factors (weather events, compliance with consent conditions, completion of pest-proof flood gate), commencement of the removal of pest species from the sanctuary has been delayed a year. This has meant there is an additional, unplanned year of general operations. Council proposes to support the Trust to ensure the Brook Waimarama Sanctuary can deliver against its objectives. Additional funding of \$178,000 (operational expenditure) is proposed to be provided in the Annual Plan 2017/18 for this work and is conditional on an adjusted business model. This will bring the total provided to the Trust in 2017/18 to \$250,000."

- 3.2 At the Council meeting on 23 May 2017 to deliberate on the submissions to the Annual Plan there was discussion on this proposal. The Chief

Executive provided advice regarding issues for Councillors to consider when determining whether they had an interest in the matter, particularly with regards to matters of public perception of predetermination or bias. Councillors Dahlberg, Skinner and Walker declared an interest and took no part in the decision making process for this item.

3.3 Council resolved:

That the Council

Sets aside a budget of \$250,000 for Brook Waimarama Sanctuary Trust activities with only \$100,000 being paid to the Trust at this time and applications for further funding from this provision being referred to the Planning and Regulatory Committee.

- 3.4 Two members who declared an interest in this matter also sit on the Planning and Regulatory Committee and this means that the Committee would be required to make decisions on future funding applications from the Trust with a reduced number of members.
- 3.5 Committees may choose to refer matters of high significance to Council for debate and determination. Because this matter is high profile and of high public interest it is appropriate that the Committee refers this matter back to Council.

4. Options

The Committee can either refer this matter to Council or not:

Option 1: Refer matter to Council	
Advantages	<ul style="list-style-type: none"> High profile matter is best determined by full Council. Engagement with entire process by full Council
Risks and Disadvantages	<ul style="list-style-type: none"> This matter was delegated to the Committee – more governance time required by full Council
Option 2: Do not refer matter to Council	
Advantages	<ul style="list-style-type: none"> Relevant aspects of the Council resolution rests with the appropriate committee as per delegations register
Risks and Disadvantages	<ul style="list-style-type: none"> Limited number of members available to make a decision on the matter

Rachel Reese
Mayor of Nelson

Attachments

Nil

Important considerations for decision making

1. Fit with Purpose of Local Government

Not applicable – this is an administrative matter.

2. Consistency with Community Outcomes and Council Policy

This is not inconsistent with Council policy.

3. Risk

Nil

4. Financial impact

Nil

5. Degree of significance and level of engagement

This matter is of low significance as it is an administrative matter and not a substantive decision.

6. Inclusion of Māori in the decision making process

Maori have not been involved in the decision making process.

7. Delegations

The Planning and Regulatory Committee has the responsibility for approval of projects included in the Annual Plan. The Committee has the power to refer any delegated matter to Council.

Co-Chairperson's Report

1. Purpose of Report

- 1.1 To update the Planning and Regulatory Committee on several matters

2. Recommendation

That the Committee

Receives the Co-Chairperson's Report (R8111)
and notes the contents.

3. Discussion

Local Government New Zealand Freshwater Symposium

- 3.1 Co-chairs and officers attended the LGNZ Freshwater Symposium in Wellington on 29-30 May 2017. The focus for the symposium was managing and improving water quality and achieving the right outcomes for communities. More than 200 delegates attended from local and central government, iwi, the science community, primary and business sectors and stakeholders.
- 3.2 It is very clear that there are conflicting demands for water. There is need for a collaborative approach grounded in science and a need for Councils to work together for best practice outcomes.
- 3.3 Several highlight speakers included Tina Porou, Ngati Porou/Ngati Tuwharetoa, environmental consultant and adviser to Iwi Leaders Group; Andrew Chin, Senior Stormwater Catchment Planning Specialist at Auckland Council; Professor David Maidment, hydrologist from the University of Texas at Austin and Prime Minister's Chief Science Advisor Sir Peter Gluckman.
- 3.4 Tina Porou spoke about the environment from a kaitiakitanga perspective. She said that mauri of the freshwater catchment was critical and should be the prime consideration ahead of extractive uses.
- 3.5 Andrew Chin raised the issue of the massive cost facing councils to upgrade existing stormwater systems, the need for taking a risk based

approach and the requirement to demonstrate value to communities. Several other speakers from other councils provided examples and case studies of successful projects.

- 3.6 Professor Maidment discussed how it was critical to have comprehensive quality data and how large scale computation could support better management of water. He discussed LAWA and development of a National Water Model for New Zealand.
- 3.7 Sir Peter Gluckman was critical of government's communication around fresh water standards. He said it was essential to take a consistent but adaptive approach to clean up fresh water catchments and it could not be done without robust data. He said it was a complex issue that would take a considerable period and broad stakeholder engagement to resolve.
- 3.8 An oversight was forestry and its impact on fresh water catchments.

Re-Accreditation of Building Consent Authority

- 3.9 In June International Accreditation New Zealand (IANZ) completed its bi-annual assessment for accreditation of Nelson City Council's Building Consent Authority (BCA). IANZ found that all requirements were being met and issued no corrective actions.
- 3.10 This excellent result by our BCA is acknowledged and provides confidence to our community.

4. Conclusion

- 4.1 That the updates provided in this report are noted.

Brian McGurk
Co-Chairperson

Attachments

Nil

Strategy and Environment Report for 1 April - 30 June 2017

1. Purpose of Report

- 1.1 To provide a quarterly update on activity and performance for the Council's planning, regulatory, science and environment functions.
- 1.2 To provide an annual summary on Strategy & Environment Group activities.

2. Summary

Activity	Level of service needed	Achievement
Building	Achieve and maintain International Accreditation New Zealand (IANZ) accreditation. Compliance with statutory timeframes.	The Building Control Authority (BCA) gained re-accreditation with no corrective actions in June 2017. Statutory time limits continue to be met. The alignment of the BCA to industry standards continues through the GoShift initiative and collaboration with Tasman District Council.
Consents and Compliance	Delivery of all statutory regulatory functions. Compliance with statutory timeframes.	98% compliance with resource consent timeframes. There has been an increase in resource consent numbers which are 53% higher than the last five year average.
Science and Environment	Delivery of all non-regulatory programmes. Compliance and reporting against relevant policy statements and standards.	Non-regulatory programmes have been successfully delivered on time and within budget for the 2016/17 year. Environmental monitoring programmes are on track, and are reported on Land

		and Water Aotearoa (LAWA).
Planning	Resource management plans are current and meet all legislative requirements.	The Nelson Plan review is on track with six of the 11 Council workshops completed to date. Community consultation continues. Iwi Working Group and Freshwater Management Group meetings continue.
Development	Coordinated growth with infrastructure. A well planned city that meets the community's current and future needs.	The Housing Accord has been extended until 2019. 10 new SHAs have been recommended to the Minister of Building and Construction. Residential and Business land capacity assessments are underway.

3. Recommendation

That the Committee

Receives the report Strategy and Environment Report for 1 April - 30 June 2017 (R7917) and its attachments (A1774079, A1786088, A1784621, A1791943, A1777407 and A1791962); and

Approves the Nelson City Council Dog Control Activity Report 2016-2017 in Attachment 1 to Report R7917 (A1786088) to be submitted to the Secretary for Local Government; and

Approves the Nelson District Licensing Committee Annual Report 2016-2017 in Attachment 2 to Report R7917 (A1784621) to be submitted to the Department of Justice - Alcohol; and

Accepts the Nelson Plan Overview of Workshop Recommendations and Direction in Attachment 5 to Report R7917 (A 1777407).

4. Background

- 4.1 The report and attachments detail the performance monitoring of the Council's regulatory and non-regulatory activities, how these activities have changed over time and identifies their strategic direction.

- 4.2 The Dog Control Activity Report is required to be sent to the Secretary for Local Government under the Dog Control Act 1996 section 10A(3) and (4).
- 4.3 The Sale and Supply of Alcohol Act 2012 section 199(1) requires every territorial authority to send an annual report to the Alcohol Regulatory and Licensing Authority.

5. Discussion - Building

Achievements

- 5.1 The Nelson City Council BCA was assessed against the Building (Accreditation of Building Consent Authorities) Regulations 2006 by International Accreditation New Zealand (IANZ) in June. IANZ found that all requirements were being met and issued no corrective actions.
- 5.2 The Nelson City Council BCA is working with the Tasman District Council to align processes.
- 5.3 Both councils are collaborating on 'Let's Get it Right' seminars with local designers, architects and builders.
- 5.4 The GoShift electronic building consents submission portal commenced on the 1st of July.
- 5.5 Implementation of new and revised processes and procedures to satisfy the Building (Earthquake-prone Buildings) Amendment Act 2016.

Trends

- 5.6 Building Consent applications have continued to increase for the final quarter (Attachment 1) with 128 domestic alterations and 58 new domestic structures. Building consent inspections have increased by 377 over the last quarter.
- 5.7 Building Consent applications are up by 21.1% on the previous financial year.

Strategic direction and focus

- 5.8 Continued participation with the GoShift initiative to align practice with 21 other BCAs.
- 5.9 Work is in progress in collaboration with Tasman District Council to review and procure a complete digital solution for building consent processing and inspecting.
- 5.10 Works to align with the Ministry of Building Innovation and Employment's (MBIE) 2017 'regulatory guidance on the BCA accreditation scheme'.

Risks

- 5.11 The BCA continues to manage its risks daily through processing, inspecting and issuing Code Compliance Certificates on building consents.

- 5.12 If building consent activity levels remain high resourcing will need to be reviewed.
- 5.13 The anticipated increase in consenting activity relating to the Housing Accord and Special Housing Areas (HASHA) has not manifested, but resource consenting for special housing areas is ongoing therefore increasing the likelihood of an increase in workload.

Annual summary for 2016/17

- 5.14 The BCA has been successfully re-accredited as a Building Consent Authority (BCA).
- 5.15 The Manager Building was seconded to the Capital Projects business unit for 11 months reducing the BCA's resources by one FTE. This has enabled staff to perform higher duties and further develop skills. A depth of succession planning within the business unit has resulted.
- 5.16 Electronic processes have continued to develop with the successful implementation of an extension to 'GoGet' being added to manage the scheduling and carrying out of building Inspections. This was previously undertaken within the MagiQ environment.

6. Discussion – Consents and Compliance

Achievements

- 6.1 Permitted standard checks for hazardous substance storage and stormwater management for industrial sites in the Tahunanui area have commenced. Most premises welcomed the assistance provided by Council to improve on-site practices with many stormwater sumps overdue for a clean out and maintenance by the landowners. The sites will be revisited to ensure actions have been carried out.
- 6.2 The ability to register dogs online has resulted in around 40% of registrations occurring online with triple the number of registrations completed in June compared to last year.
- 6.3 A variety of development will soon commence with regional consents being granted for the Airport redevelopment, the Port obtained consent for stage 2 of their large warehouse development, a new Night N Day store in Tahunanui and a 57 lot subdivision was approved in Exeter Street, Stoke.
- 6.4 The Council obtained resource consent for the Roding River structures and water take.

Trends

- 6.5 Reliance on external consultants is still needed for resource consent processing but at a slightly lower level than last quarter (20% of decisions were processed externally this quarter compared to 22% last quarter).

Strategic direction and focus

- 6.6 The Resource Legislation Amendment Act has resulted in the need to adapt some procedures.
- 6.7 More Special Housing Areas has resulted in increased Urban Design Panel and pre-application meetings.

Risks

- 6.8 There is currently a review being undertaken of the need for additional consent processing and monitoring staff.

Annual summary for 2016/17

- 6.9 Resource consent processing for the year is 53% higher than the previous five year average and 2% higher than last year. The number of notified or limited notified consents has increased by 22% from last year. Objections or appeals on decisions or costs for the year remains low at 1.5% of decisions issued. The use of consultants tripled compared to last year.
- 6.10 Navigation safety activities received a \$30,000 grant from Maritime New Zealand to support existing campaigns and enhance programmes in the Top of the South. Around 760 equipment safety checks were carried out on recreational motorised and non-motorised water craft, enhanced communication and co-ordination with clubs commenced and upskilling of skippers has been supported by the harbourmaster's office through boating education courses.
- 6.11 Improvements to our streams will likely follow hazardous substance storage and stormwater management checks conducted at industrial sites in the city and Tahunanui areas.
- 6.12 Registering dogs is now able to be done online.
- 6.13 All food premises required to transition to a Food Control Plan in year one of the three year transition under the Food Act 2014 have done so.
- 6.14 The use of body cameras by parking and dog control officers has led to a de-escalation of situations that would otherwise potentially result in threatening or abusive behaviour towards officers. A regulatory environmental officer has led difficult customer training with various groups within the organisation.

7. Discussion – Science and Environment

Achievements

- 7.1 On 18 May 2017 a new air quality monitoring site was established in Dodson Valley Road to help understand air quality levels within Airshed C, and inform a review of the airshed boundary and/or rules as part of the Nelson Plan development.

- 7.2 New monitoring equipment has been purchased to replace an ageing monitor at St Vincent Street.
- 7.3 Twenty applications were received for the 2017/18 round of the Heritage Project Fund, seeking over \$355,000. Twelve applications were successful, and a total of \$100,000 has been allocated for works including earthquake strengthening (6 buildings), reroofing (3 buildings), timber/heritage feature repairs (2 buildings), and treating cracked cob walls (1 building).
- 7.4 Nelson Nature and Parks and Reserves have controlled wilding conifers across more than 300 hectares of the unique mineral belt ecosystem in the headwaters of the Roding Water Reserve. Wilding conifers are the key threat to the nationally recognised Dun Mountain mineral belt ecosystem because of their risk of shading out or replacing the rare and/or vulnerable native plant communities present.
- 7.5 In the Tantragee Reserve, contractors, the Mountain Bike Club, and schools have planted over 3000 plants in the area immediately around the Brook and its tributary.
- 7.6 Nelson Nature and the Parks and Reserves team have increased the areas under sustained control for Old Mans Beard and other environmental weeds to help protect the native forests of the Maitai and Roding Water Reserves.
- 7.7 The Groom Creek Wetland Project has gone out for tender via tenderlink. It is intended that the wetland will be constructed before the end of 2017, and in preparation for this 1500 plants have been planted this season to provide a buffer for the wetland and to enhance the surrounding area. This is in addition to the 300 plants that have been planted by volunteers in this same area.
- 7.8 An application to the Ministry for the Environment Freshwater Improvement Fund was made. The project aims to restore the health of the Wakapuaka catchment through restoring riparian margins and engaging landowners and the surrounding community in caring for their river. The result of the application should be known later this month.
- 7.9 Nelson Nature has supported private landowners who manage significant natural areas by providing over 6000 plants to help manage areas where biodiversity values are high, or where land is being restored to enhance biodiversity in the Nelson Region. All plants are eco-sourced plants that are local to the Nelson Region and includes some rare and threatened species.
- 7.10 A workshop focused on the health and safety of volunteers was held jointly between Nelson Nature and the Department of Conservation. Volunteers have been supported to obtain Growsafe Certification which ensures the safety of volunteers is better protected and potential impacts on plant communities are considered.
- 7.11 Nelson Nature has been supporting Nelson Forest and Bird with staff support for applications for community funding to increase resourcing to

control wilding conifers and other threats to the Dun Mountain mineral belt ecosystem.

- 7.12 During this last quarter, seven of Nelson's urban streams were surveyed for fish barriers. In six of these streams all fish barriers have been remediated to better enable migratory native fish to make their way from the estuarine mouths of these streams, where they spawn, to the upper reaches where they live their adult life. This work will eventually result in greater numbers and diversity of native fish in our urban streams.
- 7.13 In other work to support our native fish populations, spawning habitat has been protected and enhanced in Oldham Stream, Orchards Stream and Jenkins Creek. These are locations where better spawning can be encouraged by improved planting and management. To compliment this work, signage has been produced for each site that will emphasise the importance of these sites to our fish populations.
- 7.14 Fish surveys and research to locate threatened fish species and spawning habitat resulted in the recent discovery of Koaro (a whitebait species) spawning in the Brook Stream – this was a significant find because it is the first confirmed spawning record for a migratory Koaro population in NZ and has redefined their spawning habitat requirements.
- 7.15 An environmental artwork has been installed in the window of the Nelson Provincial Museum using water temperature monitors in the York Stream, connected wirelessly to the display in the museum, showing variations in water temperature and the impact that has on fish life. Students from Auckland Point School, Victory Primary School, Nelson Intermediate School and Nelson College for Girls were involved in making both the art work and the water temperature sensors and the schools will be able to use the water temperature data in their science programmes.

Strategic direction and focus

- 7.16 The Science and Environment team strategic direction for the next quarter includes development of the draft Environment Activity Management Plan 2018; team recruitment and work planning; and development of a science roadmap to guide the monitoring and research programme in the light of national level changes and new information.
- 7.17 The key focus for this quarter will be on initiating delivery of the 2017/18 non-regulatory and science work programmes. There will also be an increased focus on participation in regional scale environmental programmes such as the Waimea Inlet Forum, the Kotahitanga mō te Taiao Alliance, the Mt Richmond Forest Park Wilding Conifer Control Programme; and the Sustainable Seas National Science Challenge based in Tasman Bay.
- 7.18 The Nelson Biodiversity Strategy is currently under review and this year has seen five workshops tackling the broad areas of: Freshwater; Coastal; Terrestrial; Engagement; and Surveying and Monitoring. The results of this review will be reported to Council and will help to guide priorities in the Nelson Nature Programme.

- 7.19 The joint Regional Pest Management Committee reviewing the Tasman-Nelson Regional Pest Management Strategy has met twice. Its next meeting is on 2 August 2017 to consider the Draft Plan to enable public notification of the Plan Proposal in early October 2017.

Risks

- 7.20 The Science and Environment team has had three key vacancies throughout the May-June quarter, however two of these have now been filled and planning is underway for the recruitment of the third.

Annual summary for 2016/17

Air quality

- 7.21 In 2016/17 there was an exceedance of the National Air Quality Standards for air quality (NES) of no more than 50µg/m³ in Airshed A (51µg/m³ recorded at St Vincent St site on 2 July 2016) and in Airshed B1 (116µg/m³ recorded at Blackwood Street site on 20 March 2017). However, the NES requirement of no more than one breach per year in any airshed has been met.
- 7.22 A programme to improve woodburner operation started last winter and continued throughout the year, including checking excessively smoky flues and advice on getting the best heat/least smoke from burners over winter; promoting early purchase/collection of Good Wood, running a Best Little Woodshed competition for wood storage and advice on burner maintenance/flue cleaning before winter.
- 7.23 Since Air Plan Change A3 allowed the installation of up to 1000 Ultra-Low Emission Burners (ULEBs) into Airshed B2 (Stoke) and 600 into Airshed C (Brook/Atawhai), applications to install 64 ULEBs have been received for Airshed B2 and 75 for Airshed C.

Marine Biosecurity

- 7.24 The focus of the Top of the South Marine Biosecurity Partnership has been the development of a three year Small-Scale Management Programme to control the unwanted organism and marine pest Mediterranean fanworm (*Sabella spallanzii*) which will take effect from 1 July 2017.
- 7.25 Work with Parks & Facilities staff to improve compliance with marine biosecurity provisions of the Nelson Marina Berth Holders' Agreement has resulted in 56 berth holders being required to anti-foul their vessels.

Heritage

- 7.26 150 heritage building owners received a total of \$68,273 in Rates Remission for Heritage Maintenance.

Water Quality

- 7.27 All required water quality monitoring has been completed and reported according to national protocols. This year state of the environment

scorecards will not be produced because they have been replaced by national reporting via the LAWA website www.lawa.org.nz

- 7.28 The 2016/17 recreation monitoring programme was completed at the end of March, with 6 of the 10 recreation sites maintaining good water quality standards (<5% Red alert bacteria exceedances). The exceptions were Wakapuaka at Hira Reserve, Wakapuaka at Paremata Flats Reserve, Collingwood St Bridge, and Nelson Haven at Atawhai. All recreation sites except Cable Bay had at least one Red Alert bacteria exceedance, mainly attributed to water samples taken during rainfall events, when samples were contaminated by stormwater land runoff. The bacteria grades and % of Red Alert exceedances calculated for LAWA are based on the last three years summer monitoring (n=61 samples).
- 7.29 New dashboard reporting for toxic algae on the Nelson City Council website was developed in time for the summer season
<http://nelson.govt.nz/environment/water-3/toxic-algae/toxic-algae-alerts/>
- 7.30 A new 10 year state of the environment estuarine health monitoring programme was scoped and developed for delivery beginning in the 2017/18 year.

Water Quantity

- 7.31 A new water quantity scientist role was established and filled in March 2017. The key focus of the role to date has been on reviewing the Nelson hydrology network and planning for renewals and maintenance.

Warmer Healthier Homes

- 7.32 Stage Three of the Warmer Healthier Homes programme, July 2016 to June 2017, has insulated 128 homes to date (original target 125).

Nelson Nature

- 7.33 The Nelson Nature Programme has this year delivered on some high priority projects, most notably an increased focus on the removal of wilding conifers in the Dun Mountain Ultramafic Zone. Due to the incremental increase in costs for removal of wildings for every year that they are left to grow (30% per annum), transferring funding from less urgent projects to the Dun Mountain Project will be more cost effective in the long term, helping to ensure the preservation of this nationally significant landscape.
- 7.34 This increased focus on the Dun Mountain, has meant that less work has been undertaken on Significant Natural Areas on private land, however, support to landowners has continued where agreements were already in place. Weed control has also been undertaken in the wider Maitai-Roding area.
- 7.35 The volunteer community is an integral part of the Nelson Nature programme. To support our volunteers working on environmental projects, Nelson Nature has facilitated workshops on Health and Safety for Volunteers, and a practical workshop on dealing with the regions

worst weeds. Volunteers have been celebrated through Nature's Hero awards, and through an event on Poorman Valley Stream which thanked a range of volunteer groups working along this important urban stream, and also connected groups together which has resulted in more joint efforts taking place this second half of the year.

Project Maitai/Mahitahi

- 7.36 Year three of Project Maitai/Mahitahi was successfully delivered, although some initiatives were delayed or reduced in scope due to reduced staff capacity. Key highlights included the removal of the Almond Tree Flat Ford; the NZ River Award for long term macroinvertebrate improvements; the stormwater drain painting at the Countdown supermarkets; the planting of 15 sites alongside the river and its tributaries; the design and resource consent for the Groom Creek Wetland; and the involvement of nine Nelson schools in one or more projects.
- 7.37 The Maitai catchment is showing meaningful trend improvement on the LAWA website in Macroinvertebrate Index (Maitai at Groom); *E.coli* (Maitai at Riverside, Brook at Manuka St, Sharland at Matai confluence); Black Disc – Clarity (Maitai at Riverside, Maitai at Groom, Brook at Manuka St, Sharland at Maitai); and Turbidity (Maitai at Riverside, Maitai at Groom, Maitai South Branch at Intake, Brook at Manuka St, Brook at Motor Camp, Sharland at Maitai, Groom at Maitai)
- 7.38 There were no known toxic algae incidents this year and toxic algae levels remained below the alert level, no doubt helped by the wetter summer weather.

Waste and Environmental Education.

- 7.39 The Environmental Education Adviser role has been vacant for the 2016/17 year, with a contractor working part time to respond to community requests for information and ensure continued delivery of high priority programmes such as Enviroschools, and waste minimisation initiatives. Recruitment for this role is a priority for the next quarter.

8. Discussion - Planning

Achievements

- 8.1 Three Nelson Plan workshops have been held with Councillors in the quarter covering coastal provisions, infrastructure and open space provisions, proposed changes to the Nelson Tasman Land Development Manual, air, zoning and transport provisions.

Natural hazards engagement complete

- 8.2 From 1 April to 16 June, Officers sought feedback from the community on new flood modelling, liquefaction, and fault hazards. Letters were sent to over 7,700 landowners and new website pages were published: <http://nelson.govt.nz/environment/nelson-plan/natural-hazards/> Four community information sessions were held in early May which were well attended. Over 400 responses have been received detailing site specific

issues, or responding to a general questionnaire on how these hazards should be managed through a risk based approach in the Nelson Plan. At the time of writing, staff are currently summarising this feedback. The majority of comments were in relation to the robustness of the flood hazard modelling and the extent of flood risk across the region in an extreme flood event (Q100), impact on property prices, insurance and Land Information Memoranda (LIMs). Detailed feedback will be reported to Councillors at two Nelson Plan natural hazards workshops on 5 and 12 September 2017. Technical work is ongoing in relation to coastal erosion and slope instability currently.

Freshwater work

- 8.3 Officers are continuing to work with iwi, the three freshwater working groups and other stakeholders in the development of the freshwater section of the Nelson Plan. Meetings were held in early June with the iwi and freshwater working groups to discuss three emerging technical reports in relation to water quality objectives and limits setting, water quantity allocation limits and minimum flows, and groundwater. A draft freshwater management framework will be workshopped with iwi and freshwater working groups in two parts, in late June and mid-July, prior to being presented at a Councillor workshop on 19 September.

Heritage engagement

- 8.4 For four weeks in March, owners of built heritage were asked for their feedback on possible changes to inventories and rules regarding heritage in the current Plan. Over 400 letters were sent out in relation to built heritage, including to heritage building owners, owners of proposed listings and owners of non-heritage buildings in heritage precincts.
- 8.5 Potential permitted activities that were raised as possibilities were adaptive reuse (using a building for something other than what it was designed for), earthquake strengthening and "sustainable additions" such as insulation, double-glazing, heat-pumps and solar hot water. One additional heritage precinct was proposed, in Wolfe St, and one was proposed to be removed, at Fountain Place. Fifty-five feedback forms regarding built heritage were returned.
- 8.6 For four weeks in April, notable tree owners were asked about possible approaches to notable trees in the plan. Around 170 tree owners were contacted regarding around 1060 trees. Potential permitted activities that were raised with tree owners were to allow light penetration, end-weight reduction to reduce the likelihood of limb failure, remedial work up after storm damage and maintaining distances from houses, power lines etc. Fifty-three feedback forms were returned regarding notable trees.
- 8.7 An overview of feedback received to date is provided below with a full summary attached at Attachment 4 (A1791943).
- 8.8 Approximately 60 letters have been sent out regarding potential changes to archaeological rules. Owners of land relevant to archaeological sites have been asked for feedback. The resulting feedback for archaeology will be shared with Councillors at a later date.

- 8.9 Feedback from landowners on notable trees has been processed with a number of themes emerging.
- Support for proposed exemptions, such as end-weight reduction, allowing light penetration and remedial work following storm damage;
 - Apprehension about Council potentially withdrawing support in terms of regular assessment and maintenance;
 - Concern about the cost of maintenance and the restriction on owners' ability to maintain the trees themselves;
 - Concern about liability and the ability to undertake works to correct or prevent root damage.
- 8.10 Feedback has also been summarised from built heritage with a number of themes emerging.
- Support for earthquake strengthening and sustainable additions, although several people commented that additions should be unobtrusive or entirely out of sight from public space;
 - Mixed support for adaptive reuse as a permitted activity. Those with reservations wanted to ensure that the primary use of the site was for residential purposes;
 - Requests for the removal of unreinforced brick chimneys to be a permitted activity;
 - Requests for zero cost consent fees for those consent applications required only due to a heritage listing;
 - Requests to increase the size of the Heritage Fund;
 - The heritage expert's initial recommendation was to remove the precinct listing for Fountain Place and rely on individual heritage listings. Fourteen of the 18 building owners in the Fountain Place Precinct were opposed to the removal of the precinct listing, including 6 owners of non-heritage buildings. Two were in favour of removing the precinct listing and two did not comment;
 - Discussions are still underway with owners of Wolfe St, a section of which was recommended to be adopted as a new precinct. This is yet to be finalised, but signs are positive for this potential new precinct.
- 8.11 Heritage and notable tree engagement will inform draft plan provisions that will be presented to the Council workshop scheduled for 8 August 2017. Follow-up consultation will occur with those owners that have raised particular issues.

Designations

- 8.12 There are 17 Requiring Authorities in Nelson. The majority of Requiring Authorities are seeking roll overs of their existing designations.
- 8.13 The following Requiring Authorities are modifying boundaries for some of their designations:
- Network Tasman
 - New Zealand Transport Agency
 - Nelson City Council
 - Airways
 - Ministry of Education

So far, schedules and plans have been received from the first two of these.

Strategic direction and focus

- 8.14 We are currently over half way through the schedule for Nelson Plan Council workshops. Attached at Attachment 5 (A1777407) is an overview of key changes that Officers have recommended on the topics workshopped to date and general direction provided at the workshops. Officer recommendations have generally been supported.
- 8.15 The focus of Council workshops for the next quarter (July-September) will be on Iwi, Heritage, Financial contributions, Freshwater and Hazards. Officers are also currently working to report the Working Draft Regional Policy Statement to the Planning and Regulatory Committee on 3 October 2017.
- 8.16 It is proposed to report draft Nelson Plan provisions to the 27 November 2017 Planning and Regulatory Committee ahead of release for public feedback in early 2018. Officers are currently undertaking detailed project planning for the 2017/2018 financial year and will provide an update on timeframes in due course.
- 8.17 Officers are also preparing for a workshop with developers and professionals in early August on possible changes to planning requirements signalled by key draft Nelson Plan workshop content presented to Council between February and the end of June (including residential, rural, industrial, inner city, air, noise, biodiversity and landscape provisions).
- 8.18 The Minister for Primary Industries and Minister for the Environment have started consultation on a proposed National Environmental Standard for Marine Aquaculture. There is a consultation period running through until 8 August. Officers will look to support Marlborough and Tasman Districts who have current marine aquaculture farms.

Risks

- 8.19 Recruitment for key positions is occurring.
- 8.20 The Resource Legislation Amendment Act came into force on 18 April 2017. A summary of key changes is attached at A1783008. One key change affecting the Nelson Plan is a new national plan standard. It appears that a draft standard will be released in April 2018 with the

intention of this being gazetted in April 2019. While the gazetted standards will not be available at the time of Nelson Plan notification we will be able to consider the draft Standards on the basis that the Ministry for the Environment timelines do not slip.

- 8.21 The timing of Proposed National Environmental Standards (NES) for Plantation Forestry and changes to the NES Air Quality will potentially impact the Nelson Plan.

Annual summary for 2016/17

- 8.22 The Planning team has had a busy and productive year while carrying a number of staff vacancies.
- 8.23 There has been a range of national policy changes including the introduction of the Resource Legislation Amendment Act (April 2017).
- 8.24 There have been delays with the release of the National Environmental Standards for Plantation Forestry and Air Quality which has caused issues with the finalisation of forestry and air quality provisions for the Nelson Plan.
- 8.25 The key highlights for the year are listed below:
- Woodburner Plan Change to allow 1600 Ultra Low Emission Burners in Stoke and Brook/Atawhai was made operative
 - Feedback on Draft RPS used to inform review – Briefing of new Council at workshops in November/December 2016
 - Significant technical work completed to inform Nelson Plan workstreams
 - Engagement with key stakeholders including Iwi, Freshwater groups, requiring authorities, Port, developers and professionals, landowners with heritage, landscape and biodiversity values
 - Flood modelling and engagement on natural hazards
 - Delaware Estuary boat launch technical work complete
 - Six out of 11 workshops to discuss draft District and Regional Plan provisions
 - The Planning and Environmental Programmes teams have been combined into the Environment team and the Manager and Team Leaders are now in place.

9. Discussion –Development

Achievements

- 9.1 The Housing Accord under the Housing Accord and Special Housing Areas Act 2013 was amended and extended by the Mayor and Minister of Building and Construction until 16 September 2021.

- 9.2 Twelve Special Housing Areas (SHAs) have been recommended to the Minister of Building and Construction in the last quarter. A further two SHAs are anticipated to be recommended to the Minister in the first half of July, this is likely to include Saxton SHA to provide for Summerset Retirement Village. All SHAs recommended to the Minister will go before Cabinet for gazettal prior to the national election.
- 9.3 Tasman District Council released the decision on Plan Change 62 Progressives Enterprises Ltd (Countdown on the corner of Champion and Salisbury Roads) on 17 June. The decision provides a rule framework in the Tasman Resource Management Plan that requires the upgrade of the roundabout at Champion Road prior to the operation of the supermarket.
- 9.4 On the 20th June a Joint Nelson City and Tasman District Council workshop was held on the National Policy Statement – Urban Development Capacity (NPS-UDC). Officers provided Council with an overview of residential and business capacity work to date, and gained direction from both councils on the extent of alignment, analysis and infrastructure prioritisation across the territorial authority boundaries.
- 9.5 Work on the draft aligned Land Development Manual continues, with its completion awaiting direction from the Nelson Plan in terms of stormwater discharges and minimum ground and floor levels aligned with the risk based approach to hazards.

Strategic Direction and Focus

- 9.6 Expressions of Interest for SHAs will be accepted on a quarterly basis, the next round closes on 31 August and will be reported to Council on 22 September. There continues to be strong interest from developers in pursuing SHAs.
- 9.7 Officers have started implementing a number of policies as required by the National Policy Statement on Urban Development Capacity (NPS-UDC). This includes an initial assessment of the demand for housing and business land and estimates of development capacity, and an initial monitoring report. This work has been done in conjunction with TDC staff as the NPS-UDC strongly encourages local authorities with a shared urban area to work together on this work. The estimates will inform the development of both councils' Long Term Plans, as well as the Nelson Plan, to ensure sufficient development capacity is provided
- 9.8 Housing demand has initially been based on Statistics New Zealand medium projection scenarios but is being reviewed to inform the growth assumptions for the Long Term Plan. Business land demand has been based on a forecasting model developed by Property Economics but will also be updated if Council assumes a different growth trajectory.
- 9.9 Capacity estimates indicate there is sufficient capacity of serviced and zoned land to meet housing and business land demand over the 10 years of the 2018 LTP but this is dependent on several key infrastructure projects. The NPS-UDC also requires development capacity to be commercially feasible which staff will be assessing as the next stage of work. This will include engagement with developers and landowners to inform the feasibility, yield and timing of capacity estimates.

Risks

- 9.10 Progress on growth and infrastructure prioritisation and planning input into key Council work streams such as the Nelson Plan, Asset Management Plans, Infrastructure Strategy, Development Contributions Policy and Long Term Plan have been affected by the significant amount of resourcing required to work with developers seeking Special Housing Areas and to administer documentation required under HASHAA.

Annual Summary for 2016/17

- 9.12 This Annual Summary includes the progress in the first half of Year Two of the original Nelson Housing Accord. It reports on building consents granted for new dwellings, the yield of serviced residential lots from residential zoned land, and special housing areas, for the year since the Housing Accord was signed - July 2016 up to the month ended December 2016.

Consenting Numbers:

- Halfway through Year Two of the Nelson Housing Accord, 129 new dwellings have been consented and 76 new sections approved by resource consent and issued with titles.
- At this rate, the current Year Two targets of 240 dwellings and 100 serviced residential sections are both likely to be achieved.
- Subdivision consent rates have varied since the start of the Accord. Between 0 and 31 lots have been consented per month, with an average of 18 a month.
- Building consent rates show more consistency on a monthly basis, resulting in between 10 and 29 consents for dwellings issued per month and an average of 17 per month.

Special Housing Areas:

- Thirteen Special Housing Areas (SHAs) were approved by Council and gazetted by Cabinet. Consent applications were received for eleven of these.
- The eleven SHAs being processed under HASHAA have significant capacity for residential growth and are expected to yield approximately 469 residential units.
- All Nelson SHAs have been in place for less than 12 months, and new housing supply from these will come on-stream in the next 1-2 years.
- A further twelve SHAs are currently in process to be gazetted prior to the national elections.

Land capacity for residential development:

- Current estimated residential development capacity (that is feasible, serviced and zoned) is 2,300 residential units. Demand is projected at 2,810 out to 2028.

- There is current residential zoned capacity which is currently unserviced, and has not been evaluated for feasibility, for a further 3,400 residential units. Residential household demand is projected at 5,680 by 2048.

10. Options

- 10.1 The Planning and Regulatory Committee has the option of receiving the report or seeking further information.

Mandy Bishop

Manager Consents and Compliance

Attachments

- Attachment 1: A1786088 Dog Control Activity Report 2016-17 [↓](#)
- Attachment 2: A1784621 Nelson District Licensing Committee Annual Report 2016-17 [↓](#)
- Attachment 3: A1774079 Building and Consents and Compliance statistics [↓](#)
- Attachment 4: A1791943 Nelson Plan - Heritage Buildings, Heritage Precincts & Notable Trees - Feedback Summary [↓](#)
- Attachment 5: A1777407 Nelson Plan - Overview of Workshop Recommendations and Direction [↓](#)
- Attachment 6: A1791962 Resource Management Amendment Act 2017 - Summary of Main Changes [↓](#)

Important considerations for decision making	
1. Fit with Purpose of Local Government	Section 10 of LGA 2002 requires local government to perform regulatory functions in a way that is most cost-effective for households and businesses. This quarterly report identifies the performance levels of regulatory and non-regulatory functions.
2. Consistency with Community Outcomes and Council Policy	<p>The Council's Long Term Plan includes performance measures for various activities and this report enables the Council to monitor progress towards achieving these measures.</p> <p>The Environment work programme addresses a number of community outcomes by protecting our environment and our heritage, sustainably managing our urban and rural environments, co-ordinating our growth and infrastructure planning, keeping our community safe through statutory compliance and making people aware of hazard risk, engaging with iwi and our community and establishing key partnerships, and taking a business friendly approach while promoting environmental management best practice.</p>
3. Risk	The high level of building and resource consent application numbers continues to put pressure on meeting statutory timeframes. Vacancies in these teams and in the Science and Environment Team have the potential to impact work programmes.
4. Financial impact	No additional resources have been requested.
5. Degree of significance and level of engagement	This matter is of low significance.
6. Inclusion of Māori in the decision making process	No consultation with Māori has been undertaken.
7. Delegations	The Planning and Regulatory Committee has the responsibility for performance monitoring of Council's Regulatory activities.

**Nelson City Council Dog Control Activity Report for 2016-2017
(Pursuant to the Dog Control Act 1996, S.10A)**

Section 10A(2) Ref	Requirement	Number 2016- 2017	Number 2015- 2016
(a)	Number of registered dogs	5770	5649
(b)	Number of probationary owners	0	0
	Number of disqualified owners	2	2
(c)	Number of dogs classified as dangerous under s.31(1)(b)	12	12
(d)	Number of dogs classified as menacing under s.33A(1)(b)(i)	33	27
	Number of dogs classified as menacing under s.33(C)(1)	39	40
(e)	Number of infringement notices	272	276
(f)	Number of complaints and nature of complaints:		
	Dog attack human	34	26
	Dog attack animal	52	58
	Dog aggression	88	73
	Barking	525	593
	Fouling	14	10
	Wandering	673	477
	Unregistered	75	47
	Welfare	24	17
	In restricted area	8	4
	Not on lead	27	8
	Not under control	47	31
	Impounded	353	368
	Total	1920	1712
(g)	Number of prosecutions	1	1



te kaunihera o whakatū

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1 July 2017

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The Secretary
Alcohol Regulatory & Licensing Authority
Department of Justice – Tribunals Unit
Private Bag 32001
WELLINGTON 6146

Dear Sir/Madam

NELSON DISTRICT LICENSING COMMITTEE ANNUAL REPORT – 2016/2017

In accordance with Section 199 of the Sale and Supply of Alcohol Act 2012 the Nelson District Licensing Committee (DLC) submits their Annual Report for 2016/2017 as follows:

1. Overview of DLC Workload

DLC Structure and Personnel

There were no changes to the District Licensing Committee in 2016/17. Members are:

Commissioner and Chair	Mr E.O.K (Oke) Blaikie
Deputy Chair	Councillor Ian Barker
Members	Mayor Rachel Reese, Deputy Mayor Paul Matheson, Councillor Kate Fulton, Mrs Gail Collingwood, Mr Derek Shaw, Mr Laurie Gabites and Mr David Lewis

DLC staff have changed with Licensing Inspector Sarah Yarrow and Licensing Administrator Mel Yeomans resigning. They have been replaced by Jeanie Hodson and Rebecca Hardiman respectively. Current staff are:

- Rebecca Hardiman, Licensing Administrator
- Jeanie Hodson, Licensing Inspector
- Stephen Lawrence, Chief Licensing Inspector
- Mandy Bishop, Secretary of the DLC

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Staff Training

The Licensing Inspector attended the annual NZILLI (Institute for Licensing Inspectors) Conference. It is considered that this conference is an excellent training and networking forum.

DLC Meetings and Hearings

It has been a busy year for Temporary Authorities with the DLC meeting to consider 13 applications.

The DLC also met to consider objections to the renewal of two on licences. The licences for both were renewed with additional conditions relating to the management and control of the premises.

All other decisions have been unopposed and granted on the papers by the Commissioner.

Monitoring and Compliance

142 monitoring and compliance visits were made during the year with these being a combination of daytime inspections, after-hours compliance checks and Controlled Purchase Operations.

Four Controlled Purchase Operations were conducted during the year with a total of 70 visits made. Two alcohol sales to minors occurred – both from on licensed premises.

Five special licences were also monitored during the year.

Make Up of Licensed Premises

There are currently 38 off license premises, 112 on license premises and 18 club license premises in Nelson.

2. DLC Initiatives

Alcohol Licensing Enforcement Group

Nelson continues to be involved in the Alcohol Licensing Enforcement Group (ALEG) for the region with NZ Police, Nelson Marlborough Public Health Service and Tasman District Council meeting once a month.

The group continues to produce the "Nelson Tasman Alcohol Update". This publication is provided to all licensees in the region twice a year and includes topical information and updates on licensing matters for licensees, their managers and staff. The update provides a way of providing a consistent message for licensees regarding the expectations of the reporting agencies. The publication is available on the Council website (www.nelson.govt.nz search phrase = host responsibility).

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Nelson Tasman Regional Alcohol Accord

Nelson also continues to be involved in the established (2006) Nelson Tasman Regional Alcohol Accord that meets regularly to look at new and innovative ways of dealing with alcohol problems in the community. It involves Police, District Licensing Committees (Nelson and Tasman), Councils, Health, ACC, Ambulance, Hospitality New Zealand and representatives from licensed premises.

3. Local Alcohol Policy

There has been no further progress on a Local Alcohol Policy for Nelson since the Council adjourned deliberations on a draft policy in 2014.

4. Current Legislation

There are no new issues over and above issues already raised in previous reports.

5. Other Matters

No other matters to report.

6. Statistical Information

Attached is the annual return and current listing of licensed premises.

Please contact myself or Licensing Inspector, Jeanie Hodson (telephone 03 546 0260), if you have any enquiries regarding this report.

Yours faithfully



Mandy Bishop
Secretary
Nelson District Licensing Committee

Attachments

Attachment 1: A1586652 Annual Return from 1 July 2016 to 30 June 2017
Attachment 2: A1786091 Current Listing of Licensed Premises

A1784621

Alcohol Regulatory and Licensing Authority Annual Return

TERRITORIAL AUTHORITY: Nelson District Licensing Committee

ANNUAL RETURN FOR: 01/07/16 to 30/06/17

On-licence, off-licence and club licence applications received

Application Type	Very Low	Low	Medium	High	Very High
On-licence new	10	2	7		
On-licence variation	1	1	3	2	
On-licence renewal	10	10	11	3	1
Off-licence new	1	3	3		
Off-licence variation					
Off-licence renewal	2	7	1	5	
Club licence new					
Club licence variation					
Club licence renewal	2				
Total number	28	23	25	10	1
Total Fee Paid to ARLA (GST Incl)	448.50	793.50	1293.75	862.50	172.50

TOTAL	\$3570.75
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Annual fees for existing licences received

Application Type	Very Low	Low	Medium	High	Very High
On-licence	17	15	27	4	1
Off-licence	7	3	2	2	
Club licence	13		2		
Total number	37	18	31	6	1
Total Fee Paid to ARLA (GST Incl)	638.25	621.00	1604.25	517.50	172.50

TOTAL	\$3553.50
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Manager's certificate licence applications received

Manager's certificate new 138
 Manager's certificate renewal 170
 Total number 308

TOTAL	\$8855.00
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Special licence applications received

Class 1	Class 2	Class 3
22	39	78

Temporary authority applications received 13

Permanent club charter payments received 2

TOTAL ANNUAL FEES DUE TO ARLA **\$15979.25**

TOTAL ANNUAL FEES PAID TO ARLA **\$15979.25**

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Licensed Premises Annual Active Register

MAGIQ	Nelson City Council	Run Time	1/07/17	12:31	Page	1
Licensed Premises Annual Active Register (LLARET2)						
Business Name	Type	Location	Expiry Date	Issue Date		
623 In The City	ON	221 Hardy Street, Nelson	26/07/18	9/06/00		
623 ITC Ltd	ON	Wakefield Quay, Nelson	21/01/18	13/12/10		
Abel Tasman Crusader	ON	Nelson Airport, Trent Drive, Nelson	20/06/19	28/05/12		
Abel Tasman Sea Shuttle Ltd	ON	62 Vickerman Street, Nelson	9/03/18	29/03/94		
Air New Zealand Kori Lounge	ON	117 Hardy Street	7/12/17	10/06/93		
Air New Zealand Ltd	ON	664 Atawhai Crescent, Nelson	22/02/18	17/03/94		
Anchor Restaurant & Bar	ON	7 Morrison Street Nelson	28/07/17	1/08/12		
Double B Hospitality Ltd - Anc	ON	ON TAVEZN	25/05/17	1/09/99		
Asian Food Store	ON	295 Trafalgar Street	31/05/18	20/04/17		
Koki International Co Ltd	ON	295 Trafalgar Street	10/05/18	27/08/03		
Atawhai Four Square Supermarket	ON	335 Trafalgar Square	25/03/20	31/08/12		
PF Futures 2016 Ltd	ON	37 Tahunanui Drive, Nelson	25/03/20	31/08/12		
Babegatto	ON	37 Tahunanui Drive, Tahunanui, Nelson	24/05/18	26/04/17		
Lafava Limited	ON	93 Bolt Road	4/09/18	30/01/14		
Bacco Restaurant & Wine Bar	ON	36 Gloucester Street, Nelson	00	19/09/16		
Bacco Holdings Limited	ON	208 Bridge Street	00	16/05/17		
Bacco Restaurant and Wine Bar	ON	279 Trafalgar Street	13/04/20	12/09/07		
Milcrest Estate Wines Limited	ON	799 Cable Bay Road, Nelson	23/06/17	17/05/04		
Basement Kitchen Bar	ON	286 Hardy Street, Nelson	15/07/19	29/04/93		
The Inn Between Limited	ON	136 Hardy Street, Nelson	19/10/17	22/07/93		
Bel-Aire Tavern	ON	214 Hardy Street, Nelson	17/05/18	29/08/14		
Information Investments Ltd	ON	112 Collingwood Street	22/01/18	26/11/13		
Information Investments Ltd	ON	3/7 Morrison Street, Nelson 7010	17/12/17	14/08/13		
Bidfood New Zealand Limited	ON	83 Hardy Street, Nelson	00	28/08/15		
Bidfood New Zealand Limited	ON	1 Kinzett Terrace, Nelson				
Big Barrel Nelson	ON					
SRS Ghuman & Sons Ltd	ON					
Bishop Suter Trust The Suter Art Gallery	ON					
Bishop Suter Trust	ON					
Burger Culture	ON					
Trafalgar Foods Limited	ON					
Cable Bay Cafe	ON					
Cable Bay Trading Company Limi	ON					
Catche	ON					
Prices Pharmacy Ltd	ON					
Cafe Max	ON					
JF Investments Limited	ON					
Casa del Vino	ON					
VeloVino Limited	ON					
Char Bar and Grill	ON					
4 Square Dining Ltd	ON					
Chilando	ON					
Amigo Brothers Ltd	ON					
Chokdee Thai Restaurant	ON					
Chokdee Limited	ON					
City Club	ON					
City Club Incorporated	ON					

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Licensed Premises Annual Active Register

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Licensed Premises Annual Active Register (LLARET2)

Business Name	Type	Location	Expiry Date	Issue Date
Cod & Lobster Brasserie	ON	RESTAURANT	5/11/19	13/07/15
The Cod & Lobster Limited	50/ON/478/2016	300 Trafalgar Street, Nelson		
Comida Espresso & Wine Bar	50/OF/014/2017	7 Alma Street, Nelson	18/06/17	27/03/13
Comida Espresso & Wine Bar Ltd	50/ON/022/2017	7 Alma Street, Nelson	18/06/17	28/03/13
Comida Espresso & Wine Bar Ltd	50/ON/022/2017	7 Alma Street, Nelson	14/11/19	22/08/97
Countdown	050/OF/007/2016	35 St Vincent Street, Nelson	13/06/15	2/04/08
General Distributors Limited	50/OF/005/2015	12 - 22 Putaitai Street, Stoke, Nelson	18/03/17	13/01/98
General Distributors Limited	50/OF/005/2017	OF Tahaki & Halifax Streets, Nelson	7/04/20	10/03/16
Craft Beer Depot	50/OF/008/2017	70 Achilles Avenue, Nelson	30/11/17	27/10/16
Renegade Industry Group Limite	50/ON/055/2016	70 Achilles Avenue	25/05/19	10/02/94
Renegade Industry Group Limite	50/ON/015/2016	671 Main Road, Stoke, Nelson	11/01/18	17/09/07
Crusoe's Cafe & Bar	50/ON/058/2014	22 New Street, Nelson	17/12/16	24/10/00
DeVillie	50/ON/047/2015	145 Bridge Street	9/12/19	4/09/02
Drifters	50/ON/063/2016	8 Church Street, Nelson	10/02/20	18/05/15
Bryan Doran	50/OF/002/2017	8 Champion Road, Nelson	10/02/20	18/05/15
East Street Cafe	50/ON/002/2017	8 Champion Road, Nelson	17/12/17	26/09/13
T.V.-3 Limited	50/ON/054/2014	142 Bridge Street, Nelson	15/11/17	3/08/93
Eddyline Brewery & Pizzeria	50/ON/040/2014	276 Trafalgar Street, Nelson	27/10/18	27/01/99
Eddyline Brewery & Pizzeria NZ	50/OF/010/2015	87 Atawahi Drive	27/10/19	27/01/99
Eddyline Brewery & Pizzeria	50/ON/041/2016	OF Atawahi Drive	29/10/18	13/12/91
Eddyline Brewery & Pizzeria NZ	50/OF/003/2015	69 Collingwood St, Nelson	18/07/19	18/06/03
Flavours of Cairo	50/ON/032/2016	248 Makapuka Road	18/12/19	19/03/03
Curry House Limited	50/ON/049/2016	104 Hardy Street, Nelson	19/11/19	5/10/12
Ford's Restaurant & Bar	50/ON/058/2016	K Dock, Nelson Marina, Port Nelson	18/12/19	12/02/04
Camber Enterprises Limited	050/ON/056/2016	8 Point Road, Monaco, Nelson	28/01/19	5/11/14
Founders Brewery	50/ON/001/2016	126 Hardy Street, Nelson		
Founders Brewery				
Founders Brewery Nelson Limite				
Founders Brewery				
Fresh Choice Nelson City				
Nelson City Supermarkets Ltd				
Garindale Estate				
D Thomas				
Golden Bell Thai Restaurant				
Yahnsawail Limited				
Gourmet Sailing				
Nelson Charters Limited				
Grand Mercure Nelson Monaco				
Monaco Management Ltd				
Green Bamboo Vietnamese Restaurant				
NJ Dinh Company Limited				

Licensed Premises Annual Active Register

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Licensed Premises Annual Active Register (LLARBT2)

Business Name	Type	Location	Expiry Date	Issue Date
Happy Valley Adventures	50/ON/064/2016	ON 194 Cable Bay Road	27/01/20	13/10/97
Happy Valley Adventures	50/ON/004/2015	ON 341 Wakefield Quay, Nelson	16/02/18	22/10/93
Harbour Light Bistro	50/ON/009/2016	ON 135 Hardy Street, Nelson	25/03/19	30/03/01
Stephen Coyne Enterprises Ltd	50/ON/007/2017	ON 296 Trafalgar Street, Nelson	15/06/18	30/09/04
Hardys Bar & TAB	50/ON/017/2016	ON 2 - 508 Main Road, Stoke	30/05/19	8/05/03
Hardy's Bar	50/ON/029/2015	ON 284 Trafalgar Street, Nelson	28/09/18	29/03/99
Battersea Projects Ltd	50/ON/061/2016	ON 276 Hardy Street, Nelson	11/10/18	11/10/11
Hong Yung Restaurant	50/ON/036/2015	ON 204 Hardy Street, Nelson	8/10/18	11/08/99
Lie Hong Yang & Mei Hao Yang	050/OFF/99/2007	OF 21 Echodale Place, Nelson	19/12/17	27/11/07
Hopgood's Restaurant & Bar	50/OF/017/2014	OF 14 Vivian Place, Nelson	25/07/17	26/06/13
Hopgood Restaurants Ltd	50/ON/013/2017	ON 75 Bridge Street, Nelson	2/06/17	5/07/92
La Gourmandise	50/OF/015/2017	OF 305 Hardy Street, Nelson	27/07/17	22/05/90
La Gourmandise Ltd	50/OF/009/2017	OF 32 New Street, Nelson	18/05/20	11/04/94
Lambretta's	50/OF/001/2017	OF 675 Main Road, Stoke, Nelson	17/02/20	14/02/05
Russ McKodey Company Ltd	50/ON/052/2014	ON 269 Hardy Street, Nelson	21/12/17	21/10/04
Lighthouse Brewery	50/ON/004/2016	ON 165 Bridge Street, Nelson	13/02/19	11/08/93
RE Tout & Son Ltd	50/ON/027/2017	ON 88 - 90 Hardy Street, Nelson	20/07/17	29/06/00
Liquid Alchemy	50/ON/020/2017	ON TAVERN 131 Bridge Street, Nelson	17/12/18	9/11/93
Liquid NZ Bar	50/ON/008/2015	CL 227-229 Hardy Street, Nelson	25/03/18	16/09/04
Liquid Ltd	50/CL/006/2015	ON RESTAURANT Hathaway Terrace	22/08/18	7/07/92
Liquor King	50/ON/053/2016	ON 114 Bridge Street, Nelson	14/12/19	22/06/09
Liquor Retail Ltd	50/ON/018/2017	ON 306 Hardy Street, Nelson	13/07/17	9/03/94
Liquorland New Street Nelson	50/OF/019/2014	OF 660 Main Road, Stoke, Nelson	5/10/17	29/11/91
Nelson Liquor Merchants Limite	50/ON/041/2014	ON 660 Main Road, Stoke, Nelson	5/10/17	27/10/10
Liquorland Stoke				
Marward Holdings Limited				
Little India Bistro & Tandoor				
Little India (Nelson) Limited				
Little Rock Bar and Nightclub				
Nelson Projects 2 Ltd				
Lone Star Cafe & Bar Nelson				
Gardiner Holdings Limited				
Malbas Nelson				
Avatar Ltd				
Mango				
Mango Group Ltd				
Marist Rugby Football Club (Nelson) Inc				
Marist Rugby Football Club				
Naru				
Miyoon (Jessie) Lee				
Masa's Restaurant & Sake Bar				
Asuka Japan Limited				
McCashins Brewery				
660 Main Road Stoke Ltd				
McCashins Brewery Cafe				
660 Main Road Stoke Ltd				

Licensed Premises Annual Active Register (LLARET2)

Business Name	Type	Location	Expiry Date	Issue Date
Melrose House Cafe	ON	26 Brougham Street, Nelson	10/08/17	17/03/11
Oh Creative Limited	OF	295 Trafalgar Street	7/06/18	20/04/17
Milcrest Estate Wines Limited	ON	244 Hardy Street, Nelson	3/08/17	10/11/98
Morri Street Cafe	ON	RESTAURANT	23/11/17	30/11/93
Morrison Street Cafe Limited	ON	20 Tahunanui Drive, Tahunanui, Nelson	18/03/19	30/04/99
My Thai	ON	322 Wakefield Quay, Nelson	12/08/18	7/07/92
My Thai Limited	CL	Hangar 4, Nelson Airport	3/10/18	18/02/94
Naim	OF	3 Trent Drive, Nelson	9/03/19	9/03/94
Ithai Ltd	CL	89 Pascoe Street	27/07/18	25/08/92
Nelson Aero Club	OF	29 Examiner Street, Nelson	22/03/20	22/11/06
Nelson Aero Club Inc.	CL	60 Gloucester Street, Nelson	00	26/06/14
Nelson Airport Cafe	CL	CLUB ROOMS	18/09/17	13/08/13
Spotless Facility Services NZ	CL	61-65 Selwyn Place, Nelson	18/09/17	13/08/13
Nelson Bays Brewery	ON	142 Saxton Road, Stoke, Nelson	3/09/18	18/07/14
Peter McGrath	CL	95 Atawhai Drive, Nelson	24/07/18	6/03/92
Nelson Bowling Club Incorporated	ON	State Highway 6, Wakapuaka, Nelson	8/08/17	16/07/01
Nelson Bowling Club Inc	CL	119 Hardy Street	22/08/18	24/03/92
Nelson City New World	CL	Trafalgar Park Lane	21/03/19	4/11/91
Mountain Limited	CL	CLUB ROOMS	5/04/25	9/09/91
Nelson Club Inc	CL	Rutherford Park	17/10/18	4/11/91
Nelson Hockey Softball Pavilion	OF	168 Tahunanui Drive, Nelson	26/09/17	7/04/09
Nelson Hockey Softball Pavilio	CL	Saxton Field, Stoke, Nelson	2/08/18	7/07/92
Nelson Musical Theatre	ON	322 Wakefield Quay, Nelson	18/11/18	23/07/97
Nelson North Country Club	ON	279 Hardy Street, Nelson	23/12/19	20/11/03
Nelson North Country Club Inc.	CL	300 Montebello Avenue, Nelson	19/02/18	16/12/13
Nelson Oriental Restaurant	ON	6 Church Street, Nelson		
Mok King To Enterprise Ltd	CL			
Nelson Rugby Football Club	CL			
Nelson Rugby Football Club Ass	CL			
Nelson Squash Club	CL			
Nelson Squash Rackets Club Inc	CL			
Nelson Suburban Club	CL			
Nelson Suburban Club Inc	CL			
Nelson Suburban Club	CL			
Nelson Suburban Football Club	CL			
Nelson Suburban Football Club	CL			
Nelson Yacht Club	CL			
Nelson Yacht Club Inc	CL			
New Asia Chinese Restaurant	CL			
Skyrise Company Ltd	CL			
Ngahatu Bowling Club	CL			
Ngahatu Bowling Club Inc	CL			
Nicola's Cantina	CL			
Nicola Cantrick	CL			

Licensed Premises Annual Active Register

MAGIQ Nelson City Council

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Licensed Premises Annual Active Register (LLARET2)

Business Name	Type	Location	Expiry Date	Issue Date
Ocean Lodge	50/OF/011/2016	33 Beach Road, Tahunanui, Nelson	7/12/17	14/04/93
Braine Group Limited	50/ON/057/2016	33 Beach Road, Tahunanui, Nelson	7/12/17	14/04/93
Braine Group Limited	50/ON/028/2016	161 Hardy Street	1/07/19	23/06/03
Peasba	50/ON/014/2016	ON RESTAURANT	14/05/19	14/09/06
Ayse Unal and Diclehan Unal	50/ON/060/2016	105 Hardy Street, Nelson	19/12/19	15/03/02
Papa's Italian Kitchen	50/ON/025/2017	137 Bridge Street, Nelson	28/07/17	12/05/16
Mercer Investments Ltd	50/ON/001/2017	7 Morrison Street	2/03/20	31/07/15
Paradox	050/ON/012/2016	56 Bridge Street, Nelson	27/04/19	30/07/91
Crazygal Ltd	050/ON/051/2016	Car Gloucester & Vanguard Streets, Nelson	26/11/19	20/04/93
Ratacca	50/ON/036/2016	70 Beach Road, Tahunanui, Nelson	11/11/19	14/04/94
Raga Limited	50/OF/018/2014	40 Haimea Road	15/08/17	23/05/13
Fizzerla Bella	50/ON/021/2016	4 Champion Road, Nelson	26/01/18	25/11/93
Import Team Limited	50/OF/004/2016	141 Bridge Street, Nelson	7/03/19	14/02/06
Post Boy Hotel	50/ON/066/2016	90 Glen Road, Nelson	29/01/20	25/08/08
Benwat Investments Limited	050/ON/039/2014	19 New Street, Nelson	21/10/17	7/04/05
Premier Catering/Tahunu Function Centre	50/OF/013/2015	81 Trafalgar Street, Nelson	3/11/18	15/11/93
Premier Catering Ltd	50/ON/050/2014	Cor Nile Street & Trafalgar Square	3/11/17	15/11/93
Quality Inn Nelson	50/ON/027/2015	Trafalgar Square, Nelson	24/09/18	28/03/94
Munro Hotels on Maimea Ltd	50/ON/048/2014	106 Hardy Street	29/11/17	25/02/93
Raeward Fresh Richmond	50/ON/055/2014	132-136 Bridge Street	12/01/18	10/11/04
Black Jam Ltd	50/ON/045/2015	8 Muritai Street, Tahunanui, Nelson	13/12/18	9/09/11
Battle n Hum	50/CERT/006/2016	99 Quatantine Road, Nelson	1/04/19	2/03/15
Bonnar Anderson	50/OF/011/2015	1/191 Nile Street, Nelson	28/10/18	17/07/08
Renato Estate	50/ON/016/2017	280 Hardy Street, Nelson	28/10/18	17/07/08
Kina Holdings Ltd		280 Hardy Street, Nelson		
Rhythm and Brown Ltd				
Rhythm & Brown Ltd				
River Kitchen				
Family BFG Ltd				
Rutherford Hotel Nelson				
Rutherford Hotel Holdings Ltd				
Rutherford Hotel Nelson				
Rutherford Hotel Holdings Ltd				
Secrets Gentlemen's Club				
PAN Ltd				
Shark Bar				
Shark Bar Ltd				
Smugglers Pub and Cafe				
Fouratplay Ltd				
Speight's Ale House Nelson				
Golden Bay Hospitality Ltd				
Spirititus Mundi				
Spirititus Mundi Ltd				
Sprig & Fern Hardy Street				
Sprig & Fern Hardy Street Limi				
Sprig & Fern Hardy Street				
Sprig & Fern Hardy Street Limi				

Licensed Premises Annual Active Register

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Licensed Premises Annual Active Register (LLARET2)

Business Name	Type	Location	Expiry Date	Issue Date
Strig & Fern Tahunanui	OF	13 Beach Road, Tahunanui, Nelson	12/12/19	21/09/12
Strig & Fern Tahunanui Limited	50/OF/012/2016	ON	12/12/19	23/10/92
Strig & Fern Tahunanui	50/ON/059/2016	13 Beach Road, Tahunanui, Nelson	21/06/20	8/12/06
Strig & Fern Tavern	50/OF/010/2017	134 Milton Street, Nelson	21/06/20	8/12/06
Strig & Fern Milton Street Ltd	50/ON/0010/2017	134 Milton Street, Nelson	15/09/17	14/12/98
Strig & Fern Tavern	50/ON/035/2016	522 Main Road, Stoke, Nelson	29/06/17	15/04/94
Squires Cafe & Bar	50/ON/021/2017	91 Trafalgar Street, Nelson	2/08/18	7/07/92
Stefano's Pizzeria	50/CL/008/2015	18a Ranui Road	16/11/15	11/11/92
Stoke Bowling Club Incorporated	50/OF/012/2015	107 Neale Avenue, Nelson	11/05/20	16/02/10
Stoke Bowling Club Inc	50/CL/001/2017	Guppy Park, Nelson	28/01/20	25/01/10
Anderson Supermarkets Ltd	50/OF/013/2016	2 Maritai Street, Tahunanui, Nelson	11/12/17	4/03/94
Sun City Darts	50/ON/053/2014	208 Bridge Street	9/11/17	29/09/16
Sun City Darts Inc.	50/ON/043/2016	140 Tahunanui Drive	5/12/18	24/03/92
Super Liquor Tahunanui	50/CL/012/2015	131 Tahunanui Drive, Nelson	2/08/18	7/07/92
Nelson Holdings Ltd	50/CL/005/2015	8 Cross Quay, Port Nelson	17/10/18	23/01/97
Suter Cafe	50/ON/034/2015	14 Tahunanui Drive, Nelson	14/01/20	7/11/06
Suter Cafe Ltd	50/ON/062/2016	16 - 38 Bolt Road, Tahunanui, Nelson	11/05/18	14/10/98
Taaj Restaurant and Cafe	50/ON/015/2015	Tahunanui Sands Reserve	18/03/18	8/08/94
Singhall Group Limited	50/ON/009/2015	326 Wakefield Quay, Nelson	26/01/20	19/10/94
Tahunanui Bowling Club	50/ON/065/2016	350 Wakefield Quay, Nelson	6/04/19	10/11/08
Bowls Tahunanui Incorporated	50/ON/008/2016	95 Collingwood Street, Nelson	19/10/17	19/09/16
Tasman Bay Cruising Club	50/ON/040/2016	28 Halifax Street	2/08/17	20/07/94
Tasman Bay Cruising Club Inc.	50/ON/024/2017	1 Point Rd, Monaco, Nelson	15/04/19	2/04/98
Thai Tahunanui	50/ON/011/2016	8 Tahunanui Drive, Nelson	17/08/17	10/08/93
Rough Diamond Ltd		94 Collingwood Street		
The 19th Cafe & Bar				
The 19th Nelson Ltd				
The Beach Cafe				
Bardsley				
The Boat House				
The Boat House Society				
The Boat Shed Cafe				
Fried Eggs on Toast Ltd				
The Free House				
The Free House Limited				
The Halifax Cafe				
Suter Cafe Ltd				
The Honest Lawyer				
The Honest Lawyer (2010) Limit				
The Hot Rock Gourmet Pizza Pasta Bar				
Information Investments Ltd				
Indian Cafe				
Lokhande Enterprises Ltd				

Licensed Premises Annual Active Register

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Licensed Premises Annual Active Register (LLARET2)								
Business Name	Type	Location	Expiry Date	Issue Date				
The Miracle Asian Restaurant Limited	ON	200 Hardy Street	00	19/06/17				
The Miracle Asian Restaurant L	ON	TAVERN	29/06/17	1/08/12				
The New Street Steakhouse	ON	58 Collingwood Street, Nelson						
The Stage Coach Company	OF	40 Tasman Street, Nelson	19/11/15	27/10/05				
The Organic Green Grocer	ON	113 Nile Street, Nelson	3/10/19	7/12/93				
Nelson Organic Co-operative Ltd	ON	71 Nile Street, Nelson	8/12/18	6/05/93				
The Prince Albert Backpackers & Bar	ON	152 Bridge Street, Nelson	22/05/17	4/12/92				
Albert Ltd	ON	7 Trafalgar Street, Nelson	2/11/17	5/09/12				
The Rata Room	ON	643 Rocks Road, Tahunanui, Nelson	31/08/17	14/11/06				
MMIT - Nelson Marlborough Inst	ON	272 Wakefield Quay, Nelson	22/11/19	5/08/93				
The Royal Hotel	ON	TAVERN	8/07/17	17/01/94				
Black Cat Hotels Ltd	ON	281 Trafalgar Street, Nelson	27/05/19	28/04/15				
The Sails Hotel Nelson	ON	78 Rutherford Street, Nelson	18/06/17	26/04/93				
Mark Shuttleworth & Cecilia Yo	ON	142 Hardy Street, Nelson	20/12/17	5/09/16				
The Sands Brewery Bar and Kitchen	ON	3/14 Vanguard Street, Nelson	3/08/18	3/08/93				
The Sands (2016) Ltd	OF	66 Trafalgar Street, Nelson	30/03/20	1/03/10				
The Styx Restaurant	ON	228 Songer Street, Stoke, Nelson	30/03/20	22/04/94				
Fore Sure Dining Ltd	ON	228 Songer Street, Stoke, Nelson	29/07/19	22/04/94				
The Vic Mac's Brew Bar	ON	228 Songer Street, Stoke, Nelson	22/08/18	24/03/92				
Williams Davey Ltd	ON	9 Gardiner Place, Nelson	17/09/18	14/08/09				
Theatre Royal Nelson	CL	278 Hardy Street, Nelson	3/02/18	7/11/91				
Nelson Historic Theatre Trust	CL	151 Toi Toi Street	25/08/18	11/10/91				
Tongkara Thai Restaurant	ON	336 Maitai Valley Road, Nelson	16/11/17	14/10/14				
Jitpanich Ltd	ON	80 Hardy Street, Nelson	17/08/17	13/04/93				
Beccal Investments Limited	ON	83 Collingwood Street, Nelson	19/11/17	13/08/97				
Trailways Hotel Nelson	ON	95 Quarantine Road						
Munro Hotels Ltd	ON							
Turf Hotel	ON							
Turf Hotel (2010) Ltd	ON							
Turf Hotel	ON							
Turf Hotel (2010) Ltd	ON							
Turf Liquorland	ON							
Wilsfield Holdings Ltd	ON							
United Bowling Club Incorporated	ON							
United Bowling Club Inc	ON							
Urban Oyster Bar & Eatery	ON							
Team Cuisine Ltd	ON							
Victory Square Sports Complex	ON							
Victory Square Sports Associat	ON							
Maahi Teakaro Golf Club Inccorporation	ON							
Maahi Teakaro Golf Club	ON							
Nafu Bistro	ON							
Nafu Limited	ON							
Nakatu Hotel	ON							
Hardy Collingwood Limited	ON							
World of Wearable Art & Classic Cars Museum	ON							
NZWA Classic Cars Ltd	ON							

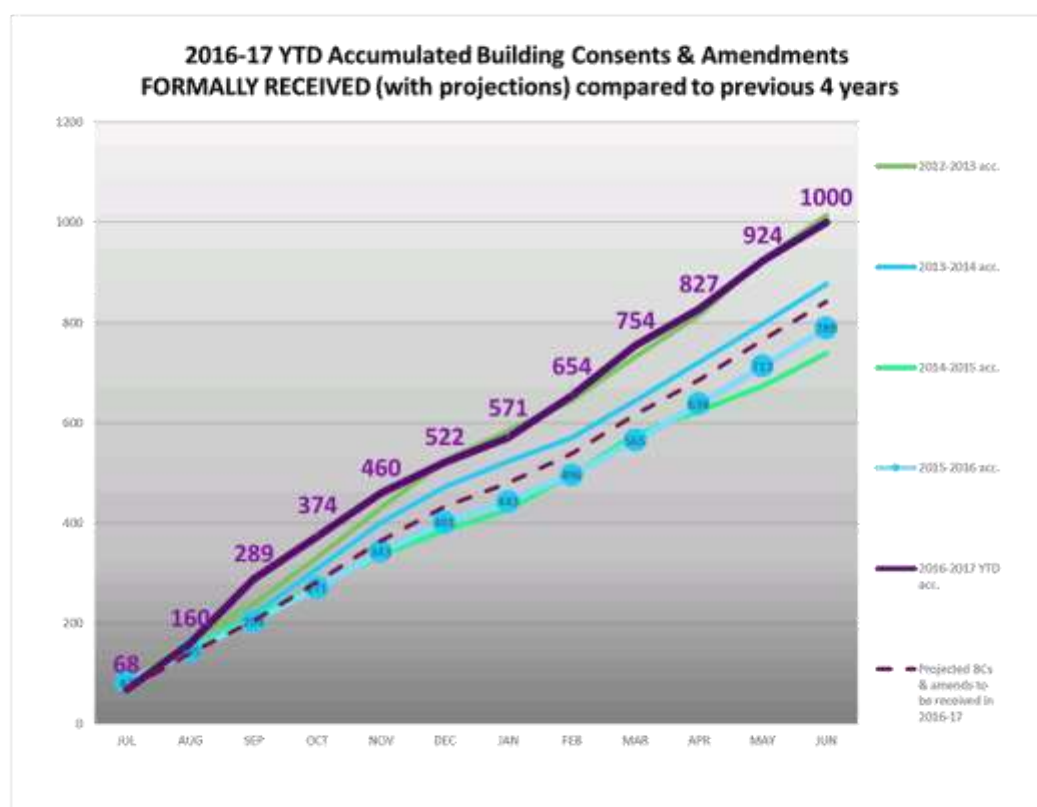
Licensed Premises Annual Active Register			
MAGIQ	Nelson City Council	Run Time 1/07/17 12:31	Page 8
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Licensed Premises Annual Active Register (LLARET2)			
Business Name	Type Location	Expiry Date	Issue Date
Yasa Cafe	ON	24/03/19	4/11/98
4K Mel Ltd	50/ON/013/2016	117 Hardy Street, Nelson	

Attachment 1

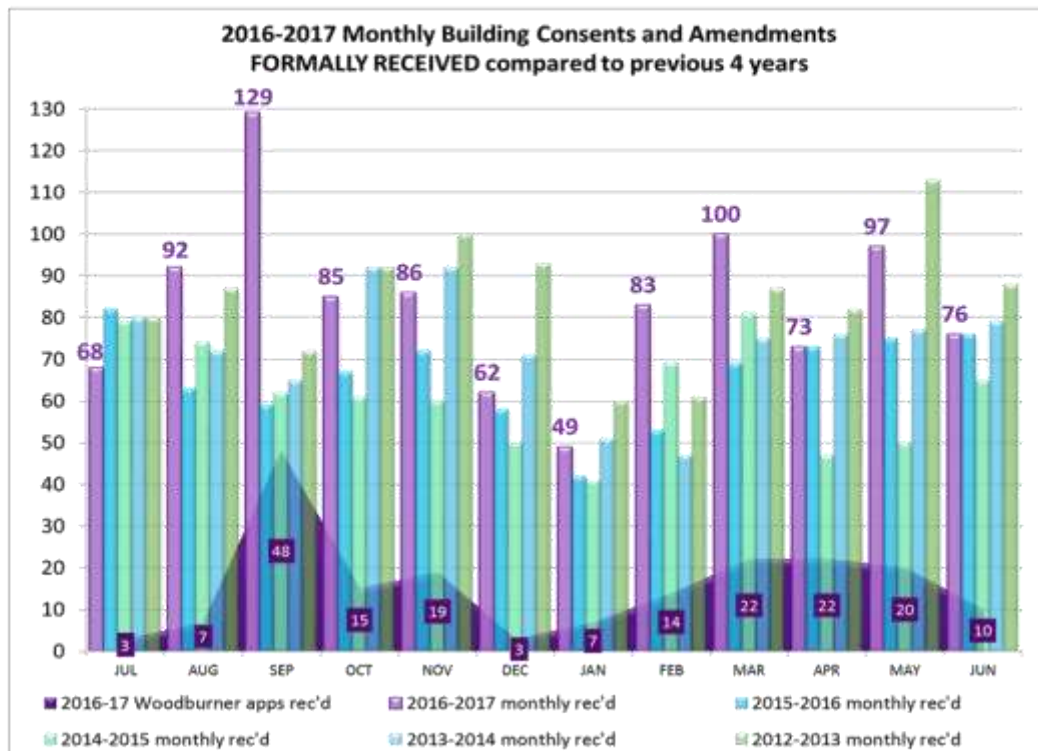
Building Unit Statistics 1 April – 30 June 2017

1. Consent Applications Received

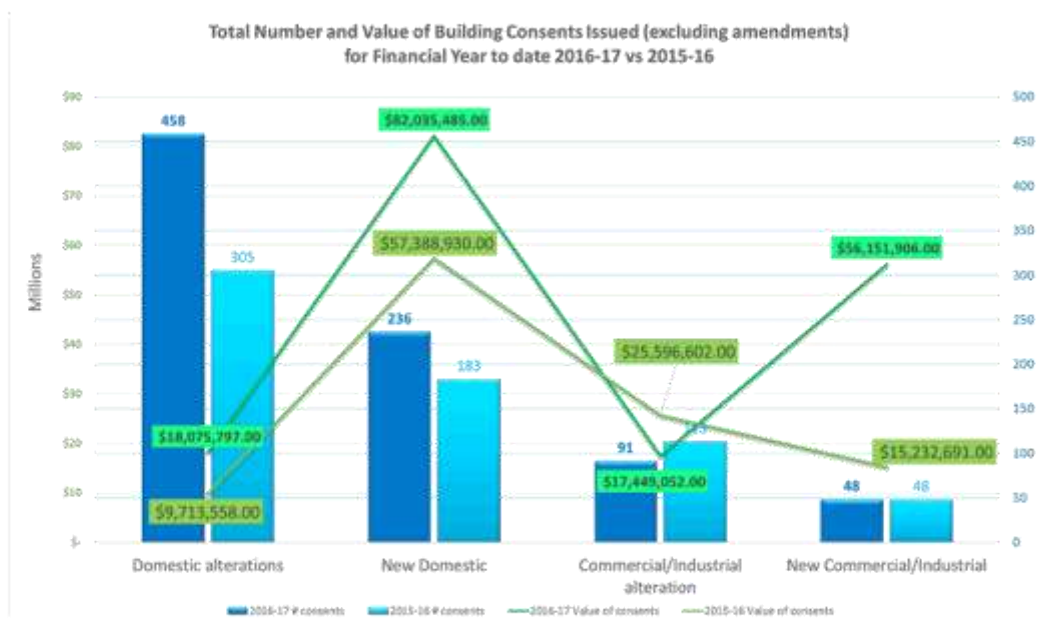
There were a total of **1000** building consents and amendment applications received this financial year, **211 more** than the 2015-2016 total of 789. This equates to a **21.1% increase** in the number of applications received. The BCA have not seen this level of consenting activity since the 2012-13 Stoke rain event when the total for that year was 1015 applications.



- The total value of work for consents received this financial year is \$186,498,711 compared to \$122,993,093 last financial year.



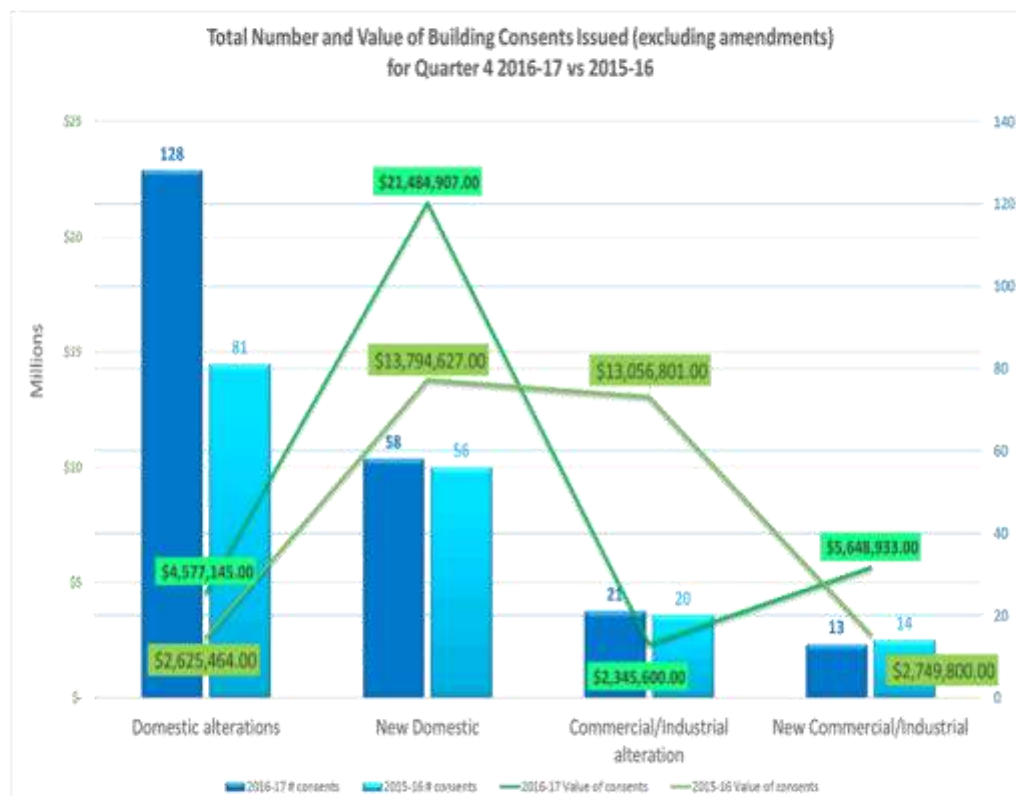
2. Building Consent Applications Granted



New development: Building consents issued for the financial year totalled **236** new dwellings vs 183 new dwellings for the previous year. This is an increase of 30%.

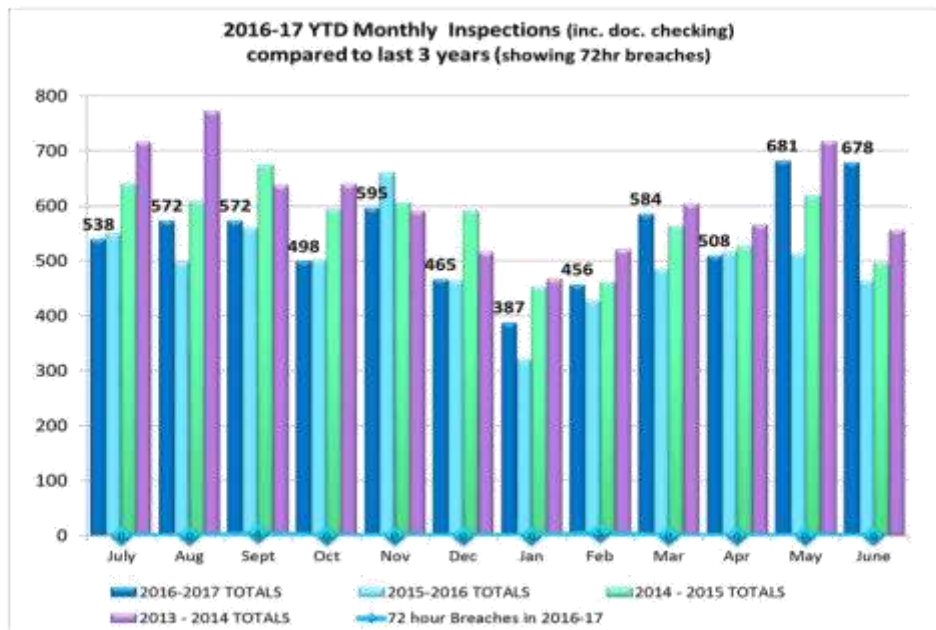
48 new commercial buildings were consented, the same number as for last year, however the value of work was **\$56.15 million** as opposed to \$15.23 million last year. This equates to an increased estimated value of 369%.

Alterations and additions: the number of building consents issued for domestic alterations has increased by **33%** - 305 last year, to **458** this year. Commercial alterations have dropped by 24% from 113 last year to 91 this year.



3. Building Inspections

Building Inspections undertaken: the total number of Building Inspections undertaken in Quarter 4 were **1867** compared to 1490 in the same period last year; and compared to 766 Inspections in the third Quarter.



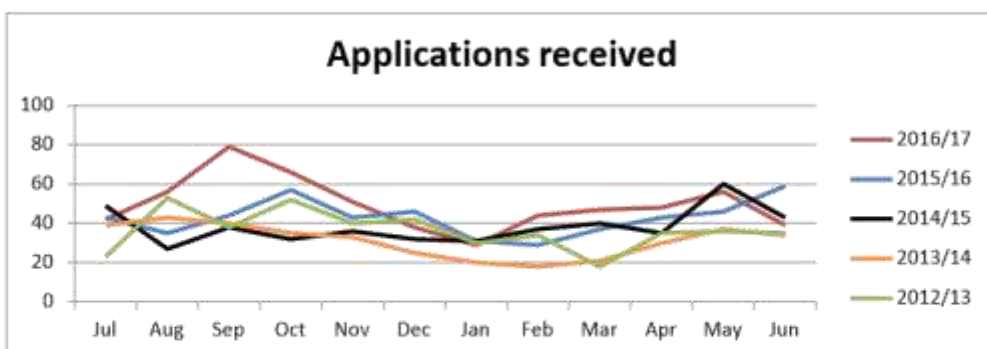
Note: The 72 hour target is merely an internal target where we monitor if a customer has to wait more than 72 hours from the requested inspection time and date to when we can actually provide the inspection.

Consents and Compliance Statistics 1 April – 30 June 2017

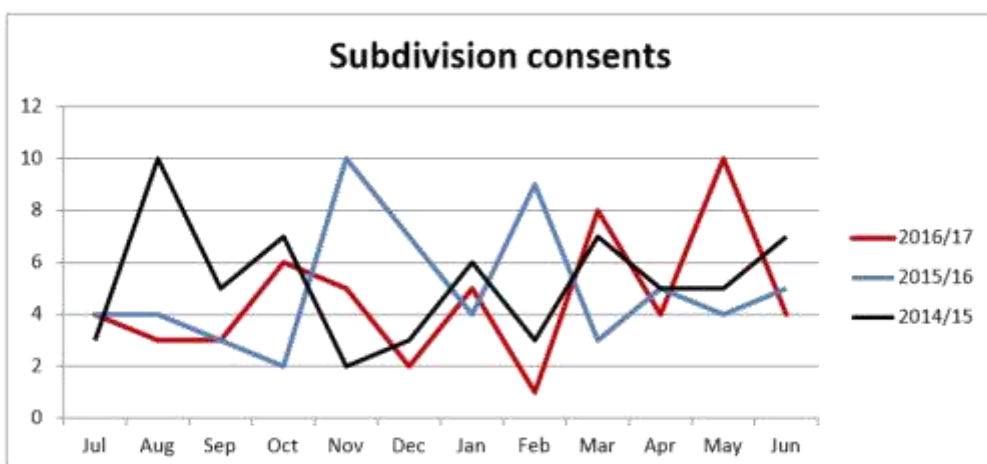
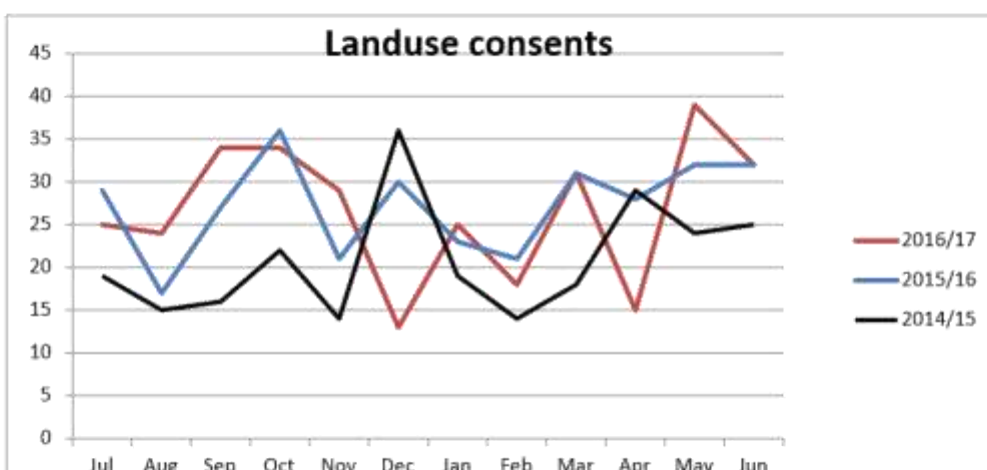
4. Resource Consent Processing Times

Month	NON NOTIFIED				NOTIFIED AND LIMITED NOTIFIED		
	% processed on time	Average process days	Median process days	Consent numbers	% processed on time	Average process days	Consent numbers
April	100	15	15	21			0
May	98	24	18	61			0
June	93	20	19	44	0	101	2
Average from 1 July 2016	98	16	14	38	75	101	1
Total from 1 July 2016				458			11
2015/16 average	100	12	12	38	100	67	1
2015/16 totals				450			9

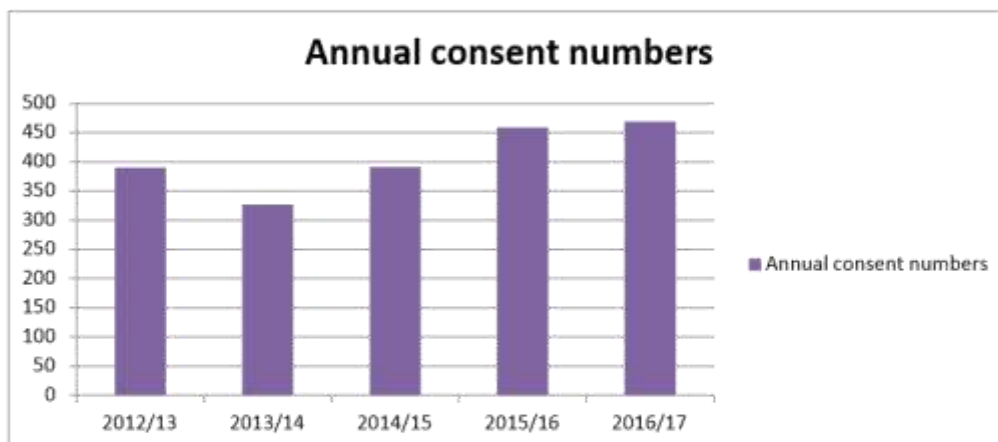
5. Resource Consent Application Numbers



6. Land use and subdivision consent numbers granted



7. Annual total number of decisions issued



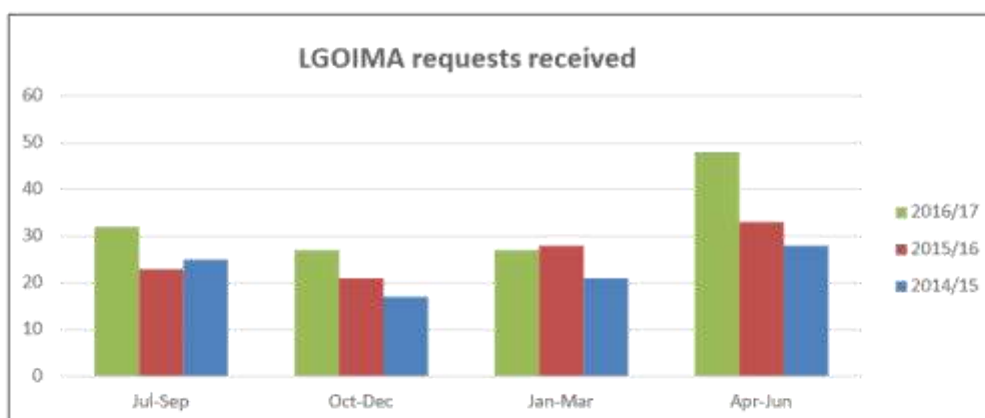
8. Parking Performance

Activity	April	May	June
Enforcement			
Safety	63	87	105
Licence labels /WOF	166	273	209
Licence labels/WOF (Warnings)	134	152	89
Meters/Time restrictions	596	1120	502
Total Infringement notices issued	959	1632	905
Service Requests			
Abandoned Vehicles	28	32	35
Requests for Enforcement	49	70	58
Information /advice	26	32	24
Total service requests	103	134	117
Courts			
Notices lodged for collection of fine	190	180	178
Explanations Received	113	172	129
Explanations declined	12	41	25
Explanations accepted	101	131	104

9. Environmental Health and Dog Control Activities

Activity	Responses			Total 2016/17	Total 2015/16
	April	May	June		
Dog Control	159	176	156	1920	1712
Resource consent monitoring	82	142	128	1901	2139
Noise nuisance	64	29	42	812	926
Bylaw / Building / Planning	59	78	64	989	555
Alcohol applications	36	50	44	500	390
Alcohol Inspections	0	6	18	149	165
Pollution	13	29	34	242	257
Stock	12	10	9	108	59

10. Official Information Act Requests



11. Summary of Legal Proceedings

Party	Legislation	Matter & date of initial action	Status
Jenny Walker	Dog Control Act 1996, section 57	Prosecution after dog attacked person 12 October 2016	Decision to destroy the dog appealed, High court determined decision stands, application made to Court of Appeal



HERITAGE BUILDINGS AND NOTABLE TREES

A summary of landowner feedback

Following engagement with landowners on potential changes in rules and inventories regarding heritage buildings and notable trees, a summarized list of feedback has been compiled

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1.0 Summary of feedback on buildings and precincts

Below is a summary of all feedback received in relation to potential changes to built heritage inventories and rules. It is the result of a call for feedback that went out to roughly 400 heritage owners, from which approximately 55 feedback forms were returned.

2.0 General rules

Heritage owners were prompted for their opinion of potential changes in the rules, in particular in relation to work that could be done as a permitted activity. They were also asked for any other activities that they felt could or should be considered as permitted activities. Below is a summary of the feedback received.

2.1 Adaptive reuse

(support: 5 / oppose: 3 / neutral: 1)

Some adaptive reuse would be inappropriate:

- Adaptive reuse breaches assessment criteria SCr.56;
- Needs a clearer definition of what other uses it could be used for (i.e. needs to be clear about the types of reuse that would not be appropriate on a quiet residential street);
- Need to avoid situations like at the car grooming business below Fountain Pl;

Residential use + home business less worrisome (for residential zone):

- Home occupations would be appropriate – allowing a business to operate in part of the building, while it is also used for residential purposes;
- Could provide for significant changes to a heritage property resulting in loss of heritage value and doesn't appear effects based as it is focussed on the purpose of the adaptation rather than the impact on the heritage item;

2.2 Earthquake strengthening

(support: 9 / oppose: 0 / neutral: 0)

- Important that earthquake strengthening be exempt from resource consent requirements
- Should be permitted with conditions;
- Assessment criteria should include the amount and cost of earthquake strengthening to address health and safety issues including risk to life. Also expansion to explanation statement on this matter;
- Key issue is the burden of heritage buildings given H&S risks and affordability of EQ strengthening ;
- Should be a full review of objectives, policies and rules which first covers the appropriate classification, then the appropriate rule framework for protecting buildings in the public good given significant private cost. \$100,000 not sufficient to cover EQ strengthening for one building.

2.3 Sustainable additions

(support: 9 / oppose: 0 / neutral: 1)

Should be sympathetic to heritage values:

- Installation of any of the above should be done out of sight of the entire heritage precinct;
- Controls should be applied to placement and obtrusiveness of any facilities.

But important to allow liveability of heritage buildings:

- Heritage buildings need to compete with modern buildings in terms of heating, daylight and communications and anything Council can do to facilitate this should be encouraged;
- Important that easy updating to modern standards is provided for;
- We live in the 21st Century and expect these sorts of things and they [sustainable additions] are usually able to be done sympathetically;
- Also photovoltaic cells

2.4 Other comments

Some respondents replied with comments about potential changes to the rules that were not prompted by information in the letters. Below is a summary of these points:

Chimneys

- some need strengthening or removal. These owners should not have to pay resource consent fees;
- removal of chimneys due to earthquake risk;
- removal of chimneys that pose a threat to heritage values or structural reasons should be provided for;
- The issue of chimneys also arose in several 1:1 meetings with landowners.

Heritage Fund increases

- Heritage fund seems inadequate to support projects for all existing and proposed heritage buildings;
- \$100,000 not adequate to cover projects across all protected buildings;
- Would support increasing the project heritage fund. Support continuing rates remissions, and should be extended to Category C buildings.

Consent fees for heritage buildings

- Any consent that is necessary only due to the fact that the property is a heritage building should be exempt from resource consent fees as this is broadly for the public good;
- Where resource consent applications are required for works to heritage buildings due to their status as heritage buildings, no fee should be payable... to recognise that the resource consent requirement is primarily to protect the public good;
- Several residents of a potential new precinct also raised zero-fee resource consents for heritage-only applications as an issue in relation to the potential listing of the precinct;
- The process [of applying for resource consent] is not onerous, but the cost is.

Other ideas

- Could include skylights;
- Would support provision for changes that do not detract from the property's heritage value – e.g. removal of wooden windows and replacement w/ wooden French doors;
- Status for demolition of Group A and B buildings, if Council decides to maintain them, should be discretionary;

- Supports the use of upper-storey inner city buildings for residential development. Suggests that residents could have parking permits (5pm-9am).

3.0 Precincts

Below is a summary of the initial recommendations for each precinct, followed by a summary of the feedback received from owners of buildings within each precinct.

3.1 Alton St

(6 buildings: all B listings)

Heritage Consultants' initial recommendations for Alton St:

- No change to the extent or listings in the precinct;
- Council recommended to consider adding acknowledgement of residents' right to park on the street (as there is little possibility for onsite parking on the sections).

Owners' feedback:

- One response specific to the precinct. Mostly feedback relates to historic information about the street.

3.2 Dear Cottages

(6 buildings in total: all A listings)

Heritage Consultants' initial recommendations for Dear Cottages:

- Remove the reference to encouraging verandahs, since these were not an original feature of the cottages;
- No other changes specific to the precinct recommended.

Owners' feedback:

- No feedback received via phone, mail or website from Dear Cottage owners.

3.3 Elliot St Precinct

(currently 34 buildings in the precinct - 28 Bs, 3 Cs and 3 unlisted sites.

Heritage Consultants' initial recommendations for Elliott St:

- #15 and #23 recommended to be raised from C listing to B;
- 31 Trafalgar, 1a & 30 Elliott St and 14, 16 and 18 Collingwood recommended to be removed from the precinct. Four of those have individual listings, recommended to be retained.

Owners' feedback:

- Five formal responses, one phone call logged and one meeting.
- One owner pointed out that it has been re-clad in hardy plank with doors and windows refitted with aluminium joinery. The house was a 'C', they would like it delisted. No mention of the precinct.
- Another supports the heritage listing. No further comment made.
- Another endorses the Elliott St design guide. Opposes #30 being removed from the precinct as any replacement would not need to adhere to the style guidelines; supports adaptive reuse in the street provided the house is also used as a residence; supports sustainable

additions provided it does not seriously affect the streetscape and is maintained; supports earthquake strengthening and raises the issue of brick chimneys – many people on Elliott St have “already taken care of this”.

- Another owner accepts that 31 Trafalgar, 1a and 30 Elliott and 14, 16 and 18 Collingwood are removed from the precinct. Disagrees with aluminium joinery for new houses; agrees with “home occupations”, but feels that business should be limited in area and there also be a requirement that the house is also used as a residence; supports earthquake strengthening and sustainable additions.
- Owners of one of the buildings recommended to be removed from the extent of the precinct supports it and another to remain as part of the precinct; supports raising C listed buildings in precincts to a B since they contribute to the collective; if the C listing is retained, supports those buildings having access to rates remissions and there be rules against demolition; wants all buildings in a precinct to have access to the heritage fund and for that fund to be substantially increased; wants draft design guidelines to be updated and made more explicit and descriptive; wants to ensure compatibility between other council policies and functions (e.g. flood and fault overlays, footpath upgrades and new technologies); supports changing REr.89.1 to permit solar panels, heat pumps, insulation, double-glazing (with original windows), rainwater collection & earthquake strengthening. Wants zero cost consent fees for minor alterations to prevent slow dilution of heritage values; wants buffer zones around precincts with zero fee consents for demolitions and alterations of buildings in the buffer zone; wants assessment criteria for alts and demos of heritage buildings to include the effect on the heritage values of the precinct; adaptive reuse should still require someone to live at the house; subdivision of a lot with a heritage item should be RDA to consider effects on heritage values; replacement of chimneys with replicas should be included in funds eligibility criteria.
- Informal feedback consisted of a phone call and meeting with several residents who were unhappy that 14 and 16 Collingwood would be removed from the precinct.

3.4 Fountain Place Precinct

(currently 18 residential buildings: 6 Bs, 4 Cs and 8 unlisted, and one council reserve)

Heritage Consultants’ initial recommendations for Fountain Pl:

- All four Cs recommended to be delisted;
- Precinct to be removed. Protection of heritage to remain via individual listings.

Owners’ feedback:

- 11 formal responses, including one petition.
- The petition was signed by owners of 14 out of the 18 houses in the precinct, including 6 that are not listed houses. The petition was against delisting of Fountain Place precinct.
- Of the remaining four houses in the precinct, two supported the removal of the precinct status. Neither house is listed as a heritage building. One of these responses was strongly worded, and the other was not. One mentioned that when the precinct was established, Council had made promises of additional “heritage features”, but nothing came of it.
- There was also phone contact from an architect and a heritage expert who were part of the decision to list Fountain Place as a precinct. Although neither live on the street, both registered their strong opposition to removal of the precinct status.

- There were also seven individual submissions on behalf of residents (who had also signed the petition). These were all against the delisting of the precinct. One made the point that Fountain Place has at least two aspect of heritage value (as identified in the Wilson Thematic history of Nelson) which are under-represented – Maori history, based on its proximity and history with Matangi Awhio, and Industrial, being the early gasworks at the bottom of the road. The other points of feedback talk about the history of their house and the importance of protecting that to them.
- Two owners did not respond.

3.5 Russell St

(37 properties in total: 6 As, 17 Bs, 4 Cs and 10 unlisted)

Heritage Consultants' initial recommendations for Russell St:

- Removal of 20a (currently B) from register due to partial demolition in 1998;
- Removal of listing for the 4 C-listed buildings (33, 39a, 52 and 53).

Owners' feedback:

- Two responses specific to the precinct
- One agrees with their property being delisted;
- The other commented that they would like improved signage on the street;
- Nothing else specific to the precinct.

3.6 Seymour Ave

(36 buildings in total: 25 Bs, 3 Cs and 8 unlisted)

Heritage Consultants' initial recommendations for Seymour Ave:

- #s 32 and 34 Brook St be added to the extent of the precinct;
- #s 26, 54 and 56 currently Cs recommended to be raised to B listings.

Owners' feedback:

- Two responses specific to the precinct. One was an owner enquiring about work recently done on her (non-listed) home and wanted to know if it needed retrospective consent.
- The second response agreed with the inclusion of 32 and 34 Brook St in the precinct.

NB: 32 and 34 Brook St may not have been sent letters. Follow-up consultation with those owners is planned in the near future.

3.7 South St Precinct

(currently 18 buildings in the precinct: 7 As, 8 Bs and 3 unlisted)

Heritage Consultants' initial recommendations for South St:

- #13a and #15 not part of the original Acre 456 subdivision. Recommend to remove them from the precinct and rely on individual listing for #15;
- Otherwise, all listings are to remain the same.

Owners' feedback:

- Five formal responses, two phone calls logged and one meeting.

- Three of the responses disagree with the decision to remove 13a and 15 from the precinct;
- Two made reference to a carport that was recently allowed to be built outside 13a. They felt this had a detrimental effect on the streetscape.
- Of the remaining two responses, one said that they could not comment on 13a and 15 (but gave general feedback) and one did not mention the extent of the precinct.

3.8 Wakefield Quay Amenity Area

(28 buildings, including an apartment complex: 5 As, 6 Bs and 8 Cs)

Heritage Consultants' initial recommendations for Russell St:

- Change in the extent of the precinct to end at intersections (Harbour Tce and Richardson St);
- Removal of 1 Harbour Tce and addition of up to 419 Wakefield Quay at southern end;
- Delisting of all C-listed buildings.

Owners' feedback:

- 2 formal responses and 2 phone calls were received
- Of the two formal responses, one supported the change in the extent of the precinct, one was neutral.
- The two callers were worried that the change in precinct might be a pretext for allowing a clip-on lane over the seawall.

3.9 Wolfe St Precinct

(currently unlisted)

Heritage Consultants' initial recommendations for Wolfe St:

- B listing for 12 of the 13 houses;
- Precinct listing for the houses on the east side of the road from 29 to 57.

Owners' feedback:

- Engagement involved the mail-out, followed by initial phone calls and meetings with two owners. A meeting was then held, which around 10 of the private owners of Wolfe St houses attended. A second meeting was held with three owners of Wolfe St houses (representing a number of others) as well as the local manager of Housing NZ. Housing NZ and the Wolfe St owners then provided their further feedback following that meeting.
- Early discussions involved reassurance that it was not a foregone conclusion, discussion of potential effects of listing and discussion of non-heritage-related issues facing Wolfe St residents.
- First meeting was held on 29 April. Notes from the first meeting remarked that some owners were positive and curious, while others were cynical about the process and suspicious of Council's motives for listing. Initial issues raised at that meeting included residents' concern about limitations to building of accessory buildings at the rear of the houses, potential costs of compliance & issues related to housing NZ tenants. Wolfe St owners were given the heritage assessment, an example design guide and it was agreed to meet again to discuss potential style guide rules.
- At the second meeting on 31 May, Wolfe St owners were represented by three people. A Housing NZ representative was also there. Residents were more positive about potential listing. Back yard accessory buildings were discussed, as well as balconies and stormwater

overflows from Montcalm St. Residents were given until 16 June to provide their final feedback.

- One resident does not want to limit subdivision (in order to limit urban sprawl elsewhere);
- Further feedback received included: that residents would like the issues of visibility from the street to refer to Wolfe St only, and not Montcalm, Princes Drive or paper roads; allowing fencing in keeping with current fences; the ability to use Montcalm for vehicle access to the back of the properties (and potentially using Montcalm road reserve for garaging).
- We are currently looking at developing a Wolfe Street design guide that is supported by both the heritage consultant and the owners of Wolfe St properties.

4.0 Multiple property owners

There were several property owners that owned more than one heritage item. Typically they were the larger entities and returned substantial feedback. This is summarised below.

- The first institution had two B-listed buildings and one A-listed building, all on the same site. Their feedback was that those items were on their list to be actively conserved and they supported the listings;
- Another institution also had two B-listed buildings and one A-listed buildings. No feedback was received from them;
- The next institution had two A-listed buildings, one B-listed buildings and two C-listed buildings. One of the Cs was recommended to be promoted to a B and the other was recommended for delisting. The feedback supported the recommended delisting and opposed raising the other to a B; the status of the other three buildings was also questioned and it was pointed out that one needed earthquake strengthening, which would be prohibitively expensive.
- Another institution had three B-listed buildings (one had been demolished and was to be removed from the plan), as well as two recommended B-listings to be added. The response pointed out that they were all within a designation and as the requiring authority, s9 (which include heritage protection) did not apply to them.
- The next institution had a B-listed building and an A-listed building. Their only feedback was that there were issues associated with trying to balance their core function and maintaining the public good of those heritage buildings. They reported that they were keen to explore options with Council and would like solutions to be included in the draft plan;
- Another institution had two A-listed buildings and one B-listed building. No feedback was received from them.
- NCC's Infrastructure team also responded in relation to their assets with some constructive comments. One listing was opposed and one was requested to be refined. A compromise was also suggested in relation to a potential listing.

5.0 Feedback on Individual Listings

The remaining feedback was received in relation to recommendations for specific listings. This typically related to the scheduling of buildings as Category 'B' heritage items, either being promoted from the Category 'C' that is recommended to be disestablished, or for new nominations. A summary of that feedback is given below.

1. The house was re-clad in the 1980s in Hardiplank and fenestration replaced with aluminium joinery. House should be declassified.
2. Would like the house (currently a 'C') to be removed from the list.
3. Supplied substantial information to support a 'B' listing [led to a visit by Dr McEwan and reassessment in light of new info]
4. Opposes the listing of the building to a 'B' [a subsequent visit and reassessment by Dr McEwan supports delisting]
5. Opposes the reclassification from 'C' to 'B'. Did not get funding to renovate their balcony in the past.
6. Supports the delisting of the building
7. Support the continued 'B' listing
8. Strongly opposes listing the building as a 'B'. Reasons given are: Nothing has changed since the assessment in 1985 finding it to be a 'C'; Perceived errors in Dr McEwan's assessment; the assessment misses renovations carried out last year; failure to supply the new assessment with the first letter [was supplied later, when requested]; was advised in 2015 (when the property was purchased) that it would likely be removed from the list following removal of 'C' category from the plan; the house is completely obscured from the road by trees and no public view is available.
9. Happy to be listed as a heritage building
10. Support the retention of the building as a Category 'B' building.
11. Oppose listing as a Category 'B' building. The Hall previously belonged to NCC who sold it because it was too expensive to maintain. Now that investment in refurbishment is complete, it is an unfair burden to list the building. Have previously opposed listing and would like to keep future options open.

6.0 Feedback on notable trees and woodlands

Approximately 170 letters were sent out in relation to notable trees and woodlands. The register of current and proposed trees contains approximately 1060 entries, which includes trees to be delisted and trees that are proposed to be added as well as current listing that are proposed to be rolled over. Fifty-three feedback forms were returned in relation to engagement on notable trees. Feedback is summarised below.

7.0 General Rules for trees

(support: 10 / oppose: 0 / neutral: 0)

As with heritage buildings, owners were told that Council was considering some activities that could be included as permitted activities. These are summarised below.

7.1 Work by Council approved arborist

- Work shouldn't be undertaken without Council input unless under emergency circumstances;
- The exemptions are clear and make sense;
- I agree with all the range of exemptions as listed;
- Several of the exemptions seem to be currently happening (pruning, maintenance after storm damage).

7.2 Work to allow light penetration

- Large trees can shade multiple homes for many hours of the day, preventing the sun's warmth from reaching these homes;
- Should be a right of owners to remove branches to increase light penetration (15 Harper St).

7.3 Remedial work after storm damage

- Support the proposed exemption for remedial work following storm event, and should be similar for damage caused by earthquake or flooding;
- Support, but better to encourage weight reduction to avoid the damage in the first place.

7.4 End-weight reduction

- One response in support.

7.5 Maintain separation from buildings

- No specific feedback

7.6 Removal of "Local Tree" Category

- Support removal of the category as it offers no real protection;

8.0 Other themes from tree owners

Other themes emerged from the feedback. This was not prompted by suggestions in the letter, but reflected concerns of the tree owners in relation to the listing of their trees with Council. That feedback is summarised below:

8.1 Costs of tree maintenance: 10 references

- Resource consenting costs, arborist cost and (in cases where Council arborists damaged limbs) insurance excess costs are a burden on tree owners;
- To undertake minor maintenance work [on the tree] would be cost effective to the Council;
- If Council wants to ensure longevity and management of a heritage tree, there must be funding available for [maintenance work]... would appreciate some funding for the big stuff;
- Preferred exemption would be to enable work via the correct processes to protect the tree, but without having to get/pay for a costly resource consent;
- Propose rates relief for land which has protected tree on it;
- Council in the past has provided wool fadges for collection of leaves. Keen for this to continue;
- Maintenance work should be done by the Council at their cost, not the owners';
- Currently private property owners are providing something of value to the community, and they personally meet the costs of consents, arborists & maintenance. Would like to see Council meet the costs of such maintenance (e.g. consents, maintenance, pruning, storm damage etc);
- People should not have to battle council or have to pay thousands for a resource consent;
- Needs to be a schedule of cost sharing for implementing the work, for example 50:50 between the landowner and NCC for all maintenance work [to recognise value to the community];

8.2 Undertaking maintenance: 10 references

- Value the tree and with consulting the neighbour are quite capable of looking after the tree, removing dead branches etc;
- Would like to do away with resource consents and be able to maintain the tree in consultation with NCC or qualified arborist;
- I would support being able to prune the tree so it won't damage the house when one of the long branches breaks. Would imagine the insurance company and Council would also like to avoid liability;
- It would be much better for us to prune the trees when they need it than wait for it to be done when Nelmac see fit;
- Every year Phoenix Palms on the boundary with Haven Road are maintained by Nelmac at no cost to the school. However, the Nikau Palm on the school grounds does not receive yearly attention. Any reason for this?;
- Concerned that it takes several phone calls to the Council to get someone out to prune the tree when fronds die and begin to fall;
- Council staff have maintained the tree only twice in 18 years;
- Would like the tree regularly inspected by Council's qualified arborists every couple of years, and regularly pruned and trimmed;
- Accepted practice overseas to trim conifers in a spiral fashion;
- A main concern is that the value of protecting notable trees is realistically balanced with the equally important value of maintaining public safety;

8.3 Liability: 6 references

- Concerned about liabilities if the tree falls and damages property;
- It should be Council's responsibility to prune the tree to ensure health and safety;

- who takes the responsibility for a tree supposedly in 'good health' as determined by council that might compromise property or people and is not allowed remedial work;
- As the body with the most influence and control over protected trees, the Council itself bears the greatest responsibility to ensure the public is not harmed by them;
- In the light of the new health and safety legislation, then it is appropriate for Council to take on the liability for the maintenance of heritage trees. It is unduly onerous to expect private individuals to take on the expense and management of a potentially dangerous tree without having the ability to remove the risk completely;
- Recommends that the Council indemnifies landowners for any injury or damage, and considers the potential hazards presented by heritage trees sited on Council land.

8.4 Damage due to root growth: 4 references

- Currently the driveway/entrance is in need of repair due to root growth;
- Tree roots are currently very noticeable and may eventually disrupt services to the house;
- Woodstock House foundations and walls were threatened by the Magnolia trees next to it [Local proposed to be raised to landscape]. Needed to be removed to protect the house;
- Effects of root systems can affect a person's quality of life and wellbeing as well as the potential to cause damage.

8.5 Woodlands:

- If there is increased restrictions on woodlands, would expect increased contributions from Council.

8.6 Other general feedback:

- Should also add as permitted activities: regular ongoing removal of dead and damaged fronds (for Palm trees), & removal of basal suckers in and around trees (for some European trees);
- Council listing notable trees on private property is draconian and against private property rights;
- Council not doing enough to maintain protected trees, particularly after storms;
- Who would be able to undertake the [work covered by] exemptions? Only the tree owner or everyone affected by the tree's reach?;
- Feel strongly that Council should be responsible for continued maintenance. If not Council should at least ensure that all property owners [affected by the tree] share responsibility;
- Support the exemptions so long as they are sufficiently certain that they don't allow for heavy pruning or removal of trees;
- Opposed to the listing of non-native trees, particularly when they can grow to a size out of proportion to the section they are on. Proposes that trees be allowed to be pruned to a level appropriate to the size of the section or location in the CBD, given the increased housing density;
- Please consider amending Rer.95 regarding excavation in the root zone, as it is overly onerous. Potentially includes normal gardening earthworks, but also other excavation that would not impact on the tree. There could be a permitted activity standard to allow for minor excavation (e.g. pile hole or storm water connection);
- Supports the reassessment of current listings that have a short expected lifespan remaining, are non-native and have a marked effect on multiple properties.

9.0 Feedback on individual tree listings

Feedback received in relation to individual listings are summarised below:

1. Advised that it was necessary to remove Magnolia trees (currently Local Trees) from adjacent to heritage building due to threat posed to building foundations and cladding.
2. Oppose the Camperdown Elm being listed. Noted that it is not visible from public space.
3. The Turkey Oak (Landscape Tree) is very large and pruning has not been allowed apart from removal of one dangerous limb. Work to reduce its height and spread should be allowed. Request that the height be reduced by 5m (from an estimated 18m) and width by 6m (from an estimated 22m). The tree is out of proportion to the property it is on, threatening several buildings and barely visible from public space.
4. Oppose the listing of the trees on 724 Main Road Stoke. Believes that it is an infringement of their private property rights. Affects development potential, impairs the property value and restricts owners' ability to derive economic benefit from the trees.
5. Listed tree removed in accordance with resource consent [file number cited].
6. Support the delisting of the Local Tree.
7. Do not support the listing of the Lime Tree at 30 Stansell Ave.
8. Liquid Amber Tree has been removed due to disease and instability. Was assured that the tree would be removed from the register by arboricultural consultant.
9. Tree is large and unstable. Do not explicitly support or oppose the continued listing but request that an inspection be carried out soon.
10. Gum tree on the boundary with neighbouring property has been damaged and needs reassessment. Also requested that Totara and Karaka Trees on another boundary be added to the notable tree list (however the neighbour has now cut them back to the fence line).
11. Objects to any listing. Requests that the tree be removed from the list.
12. Do not want the Norfolk Pine (Heritage Tree) to be listed. Resource consent to remove the tree was previously turned down.
13. After discussion with Council, support the decision to remove the woodland listing from the property.
14. The landscape and heritage tree shade each other and the house. They are near 3 houses. Supports reassessment of the trees.
15. Opposes listing being raised to a 'Landscape Tree'
16. Supports the continued listing of the tree, providing regular inspections carried out.
17. Support the listing of the Aloe Tree on the property.
18. Oppose the listing of non-NZ native trees (including the listed non-native on the property).
19. Feedback was submitted missing a page. Missing page appears to have referred to the listing [Owner needs to be called and feedback sought on listing].
20. Unaware of any listed trees on the property [Possibly on neighbouring property at 380]
21. Opposes the listing of both the woodland toward the back of the property and the Bunya Bunya Tree at the front (actually within the road reserve).

Workshop 1 – Biodiversity

Biodiversity:

Recommended approach

- Mix of regulatory and non-regulatory responses
- Address Council's s6(c) responsibilities with owner support
- Complete remote sensing review of all sites
- Extend coverage of Overlay to up to 183 significant sites, and identify as 'recommended Significant Natural Areas'
- Focus Overlay rules of effects of concern: Indigenous vegetation clearance, planting of exotics and implications of subdivision
- Be as accommodating as possible of reasonable activities within Overlay
- Dispense with general controls on 'indigenous forest' clearance, given comprehensive coverage of Overlay
- Develop parameters for active rates remission policy
- Continue Nelson Nature support
- Engage with owners on draft provisions

Draft direction

- Clarify parameters for and place of 'offsetting' within policy hierarchy
- Address 'edge' effects on significant natural areas
- Reflect role of reserves as biodiversity corridors, and not just riparian margins
- Address workability of rules relating to planting of vegetation, harvesting of firewood and formation of tracks, also definitions
- Ask professional ecologist to review draft provisions
- Develop further options for rates remission on protected sites
- Re-engage with owners on draft provisions ahead of their inclusion in a draft Nelson Plan

Workshop 2 – Natural Hazards Overview (Diana) Landscape and Coastal Natural Character (Mark), Noise (Matt), Designations (mike)

Natural Hazards Overview

Ruth Evans (planner, Harrison Grierson) gave councillors an overview of Nelson's natural hazards – flooding, fault rupture, liquefaction, slope instability, coastal erosion and coastal inundation – and the work that is being undertaken to inform the hazards workshops which will be held with councillors in September. Damian Velluppillai (Tonkin and Taylor) presented flood modelling which has been completed for all of Nelson's major rivers and streams. Mike Johnston (Geologist) presented technical information in relation to fault rupture and liquefaction. Implications for LIM statements were discussed, with legal support provided by Julian Ironside (Barrister). Councillors were also briefed on the proposed community engagement on the new flood modelling, and fault and liquefaction hazards which will be undertaken during April and May, as

previously reported to the Planning and Regulatory Committee on 27 February (refer to Report R7080).

Landscape & Coastal Natural Character:

Recommended approach – outstanding values

- Nelson Nature can address pest and weed issues
- Map Outstanding Natural Landscapes and Features and Areas of Outstanding Coastal Natural Character as Overlays
- Apply specific, identical consent requirements to both Overlays (over and above underlying zone)
- Re-engage with owners on draft provisions

Recommended approach – other values

- Describe and indicatively map other 'highly' and 'very highly' valued areas in appendices
- Redefine and map the Coastal Environment Overlay
- Apply policy considerations where consents are in any case required by the underlying zone, activities are located in the Coastal Environment Overlay, and in 'highly' or 'very highly' valued areas
- Take similar policy-led approach where Maitai / Mahitahi Valley is concerned

Recommended approach – City Backdrop

- Redefine City Backdrop Overlay using robust methodology
- Remove City Backdrop Overlay from urban zones
- Describe values of each area subject to the City Backdrop Overlay in an appendix
- Focus on influencing location of structures at time of subdivision
- Discourage location on skylines
- Address visual impacts of earthworks
- Accept unrealised potential in undeveloped lots

Draft direction (includes that provided at subsequent Workshop 4)

- Re-engage with owners on draft provisions relating to 'outstanding' values ahead of their inclusion in a draft Nelson Plan
- Engage with the development community on the implications of changes to the City Backdrop Overlay ahead of the inclusion of relevant provisions in the draft Nelson Plan
- Use visual aids in engaging the public on landscape provisions in the draft Nelson Plan
- Establish likely proportion of applications subject to a requirement of landscape assessments (by virtue of their requiring consent under the underlying zone and their location in 'highly' or 'very highly' areas)
- Address likely visual impacts of enabling unrealised potential in City Backdrop

Designations:

David McMahon (Resource Management Group) outlined what designations were and what the effect of a designation is. Due to the nature of the designations process, Requiring Authorities (of which NCC is one) will take the lead, with the goal that any changes or new designations will be notified with the plan.

- There are 17 Requiring Authorities and a total of 60 designations to be rolled over;
- Some designations will need alterations and there are likely to be some additional designations to be notified.

Recommended changes:

- Requiring Authorities have been approached regarding the need to be more precise on all matters. This means that they have been asked to volunteer conditions on their designations, particularly regarding edge effects, like height recession planes and noise at residential boundaries;
- The layout of how designations are described in the plan will also be changed, to include more clarity about location, extent, purpose and conditions of the designation.
- Some requiring authorities wanted to wait and see what the rules of the underlying zoning is before they decide their final approach to their designations.
- As a result, many Requiring Authorities have not finalised the changed and/or new designations. Council will be updated later in the year as the list of designations is finalised.

Workshop 3 – Temporary Activities (Matt), Contaminated Land (Matt), Hazardous substances (Matt), Signs (Matt)

Workshop 4 – Coastal (Mark)

Recommended approach

- Give effect to the NZ Coastal Policy Statement throughout the Plan
- Map Coastal Environment and apply policy considerations in landward Plan chapters
- Rationalise objectives, policies and rules
- Include assessment criteria in policies
- Make wording more specific and certain, reflect changes in legislation and operational requirements
- Cluster rules under headings
- Consider whether to apply coastal occupation charges
- Consider how to manage mooring areas and continued demand
- Revise marine water quality standards to facilitate enhancement and not just maintenance
- Provide more direction with respect to discharges of treated and untreated sewage
- Consider whether to take a stricter approach to discharges of sewage from vessels than that set out in Marine Pollution Regulations 1998
- Include new schedule of marine biodiversity values with cross-referencing to threatened / at risk species – require consideration as part of environment effects assessments

- Provide for aquaculture, albeit with appropriate constraints in estuarine areas
- Include new rules relating to port occupation, temporary recreational events, boat ramps / haul out structure, shellfish seeding, pesticides and vessel hull scraping

Draft direction

- General support for coastal occupation charging, at least for moorings, given private benefit
- Undertake more work on options and implications of coastal occupation charging, including a review of approaches elsewhere
- Consider applying Contract Recreation standards on an annual rather than seasonal basis
- Consider including broad areas increasingly popular with recreational users within the Contract Recreation water quality class (e.g. areas between Haulshore Is and the mainland)
- Clearly define 'untreated' and 'treated' wastewater in the Nelson Plan
- Make discharges of treated and untreated wastewater discretionary and non-complying activities respectively, and recast relevant policies to ensure expectations are clear (e.g. land-based treatment of treated wastewater, and progressive minimisation plans with respect to untreated overflows and spills from the wastewater network)
- Map degree to which sensitive areas such as the interiors of estuaries may not be covered by Marine Pollution Regulations, and that might therefore benefit from Nelson Plan coverage
- Consider workability of rules relating to hull scraping where water blasting, in-water removal techniques and biosecurity imperatives are concerned

Workshop 5 – LDM (matt), Infrastructure(Matt), Air(Matt), Open Space(Mike)

NTLDM:

- Recommended approach
 - Joint NCC/TDC document
 - Some provisions move to Nelson Plan
 - Further work needed on stormwater quality and quantity and minimum ground and floor levels to be finalised in September following freshwater and Hazards workshops
- Draft direction
 - Need for alignment with Transport and Water Asset Management Plans to clarify individual mitigation measures and Council mitigation measures
 - Investigate Low Impact Design options

2.3 Infrastructure:

- Recommended approach

- Infrastructure provisions amended to align with national standards (NPS Electricity Transmission, NPS Renewable Electricity Generation, NZ Coastal Policy Statement, NPS Urban Development Capacity, NES Electricity Transmission Activities, NES Telecommunication Facilities)
- Subdivision within transmission line areas require Restricted discretionary activity, buildings permitted if > 12m from centreline, non-complying activity for sensitive activities and hazardous facilities
- Most significant infrastructure is designated

- Draft direction
- Consider whether other infrastructure should be designated
- Consider requiring infrastructure to be undergrounded when street upgrades are being undertaken to improve amenity outcomes
- Important to co-ordinate infrastructure roll out with new growth areas and understand what is provided for in AMP's

2.4 Air:

- Recommended approach
 - Generally retain existing provisions
 - Further monitoring and modelling to determine additional capacity for a range of woodburner options and boundary changes
 - Stack requirement changes

Draft Direction

- Consider boundary changes to address anomalies in Airshed A and provide for urban expansion areas

2.5 Open Space:

- Recommended approach
 - Reclassification of parks to align with National Standards and Asset Management Plan
 - Permitted activities reflect the nature and scale of parks
- Draft direction
 - Provide for festivals and events that occur now
 - Ensure alignment with Asset Management Plan classification
 - Include open space category for Civic spaces
 - Consider Coastal Impacts

-

Workshop 6

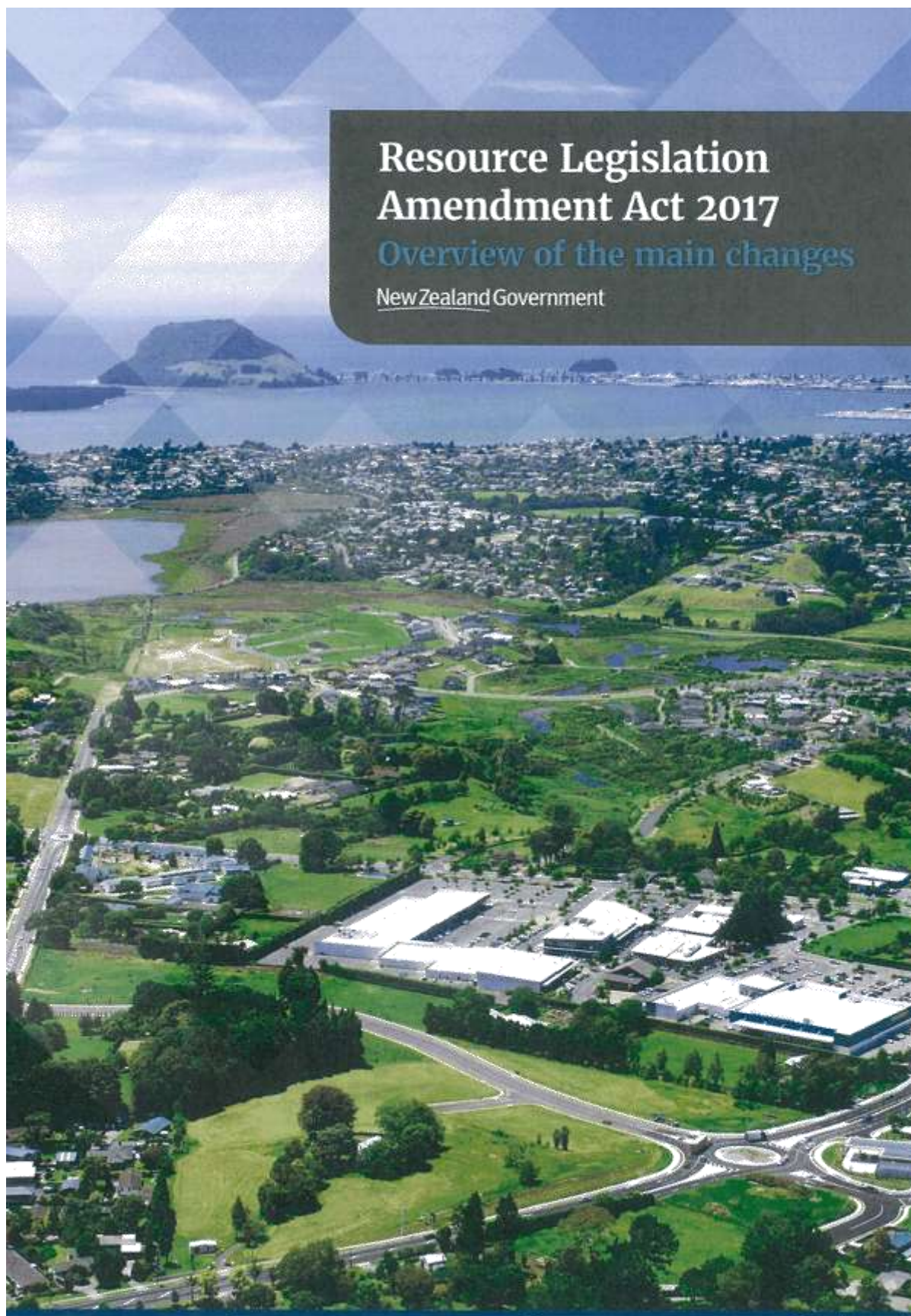
Extent of Zones:

- Recommended Approach:
 - Sufficient capacity to meet future housing demand subject to infrastructure projects, commercial viability, and consideration of intensification and/or rezoning at Saxton, Atawhai, and Maitai.
 - Sufficient capacity to meet future retail and office demand but need to consider Richmond West's capacity to meet industrial demand
- Draft Direction
 - Factor in hazards and infrastructure provision impacts, high growth rates, demographics and Top of the South positioning into capacity work.
 - Review options for Maitai
- 2.2 Residential:
 - Recommended Approach
 - Streamline and simplify existing rules by reducing discretion
 - Allow existing residential units to be split in two and make provision for minor units on larger sites
 - Allow small home businesses where they can be contained in residential units
 - Controlled activity for subdividing when already have land-use consent for density, apart from minor units.
 - Draft direction
 - Consider scale of home businesses to ensure impacts on commercial activities and rating system are not significant
-
- 2.3 Inner City:
 - Recommended Rules
 - More effects based approach in the Inner City Centre zone including opportunity for additional building height
 - Reduce bulk and location rules but replace with design led consent requirements
 - Draft Direction

- Support approach of restricted discretion for new buildings
- Describe outcomes for Central city to include:
 - Hospitality and entertainment including hotel accommodation
 - Professional and civic functions
 - Boutique shopping and retain anchor tenants
 - Connectivity – city to sea
 - 24 hour economy
 - Retain greenspaces and street trees
 - Enhance NMIT connection
 - Retain heritage values
 - Ground floor retail with upper floor residential
 - Consider 6-7 storeys with street step back on upper floors
- 2.4 Suburban Commercial:
 - Overview of current approach
 - Recommended Rules
 - No significant changes apart from simplifying and streamlining rules by reducing discretion for bulk and location controls and making policies clearer about outcomes sought.
 - Draft direction
 - Review zoning at Ngawhatu and Marsden Valley
 - Consider Tahuna Structure Plan and Stoke Urban Design Plan
 - Review need for light industry in Victory
- 2.5 Industrial:
 - Overview of current approach
 - Recommended Provisions
 - Retain control over retail and non-industrial activities
 - Focus activities provided for at the Port and Airport to those associated with those resources
 - Streamline and simplify existing rules by reducing discretion
 - Draft direction

- Provide for tourism/recreation activities
- Confirm centres first approach
- Consider Haven precinct work
- 2.6 Rural:
- Recommended Approach
- More directive policies to enable rural activities
- No changes proposed to bulk and location
- Existing subdivision density sufficient to meet demand but considering increasing density in Lower density small holdings areas and cluster development on larger general rural sites to avoid potential impacts on natural features
- Draft direction
- General agreement with recommended approach
- Review subdivision approach from Atawhai to Hira
- Focus development within existing urban area and strengthen urban rural policy to support this
- Consider second dwellings in the rural area
- Review permitted activities/zoning at the Glenn to promote land based aquaculture
-
- 2.7 Conservation:
- Recommended Approach:
- Retain existing provisions but align vegetation clearance controls with biodiversity provisions by allowing small scale clearance associated with tracks and huts, and other structures
- Draft Direction:
- General agreement with recommended approach
-
- 2.8 Transport:
- Recommended approach
- Require lower order (not State Highways, Arterials, or principal roads) road construction to obtain consent as a controlled activity
- Roads will continue to be zoned the same as adjoining zones

- Alter parking standards to align with current best practice
- Amendments to the proposed Road Hierarchy to add some indicative roads to accommodate future development
- Draft Direction:
 - General Agreement with recommended approach
 - Review Restaurants/café parking standards
 - Agreement with location of Indicative roads but need to review classification



Minister's message



An important milestone was reached with the passage of the Resource Legislation Amendment Act on 18 April 2017.

This second phase of reforms by this Government builds on significant changes developed through technical advisory groups, the Rules Reduction Taskforce and the Productivity Commission's reports on housing and planning.

This new Act is a critical part of the Government's programme to increase the supply and affordability of housing, to grow the economy and jobs, and to improve environmental management.

Hon Dr Nick Smith
Minister for the Environment

New Planning Standards

The new law provides for 'National Planning Standards'. These introduce a standard structure, format and some content for plans and policy statements.

This new approach is designed to address the excessive complexity and volume of planning documents. We need standardised approaches to measure the height of a building, and to reduce the many hundreds of different zone definitions. We need to reduce the cost of producing plans, we want plans to be easier to navigate by practitioners and the public, and we want decisions to have a wider and more consistent approach.

The Ministry for the Environment is currently working to develop these National Planning Standards in consultation with councils and other stakeholders, with the final Standards to be gazetted by 18 April 2019.

Other changes in the Act, which will improve nationwide consistency, include enabling regulations to exclude stock from waterways and the ability for regulations to remove certain plan rules that duplicate, overlap with, or deal with the same subject matter as other legislation.

New planning processes

The Act introduces three alternative processes for plan making and policy development. At present, plan making takes around six years; the newly introduced streamlined, collaborative and limited notified processes will enable councils to speed up plan making and respond better to local conditions.

Streamlined planning option

Councils can now request a streamlined planning process from the Minister for the Environment (and/or Minister of Conservation), to deliver more efficient and responsive planning in particular circumstances.

Permission to use this process is based on criteria being met, such as to implement national direction, meet a significant community need, respond to unintended consequences, or to urgently address a matter of public policy.

If agreed, the Minister(s) will issue a direction outlining the streamlined process and timeframes to be followed by the council. There are some minimum requirements, such as submissions and section 32 reports, but the process can be tailored in proportion to the scale and complexity of issues.

After following the process set out in the direction, the council must provide the proposed plan with any modifications in light of submissions to the Minister(s), who may approve, decline or send it back to the council for reconsideration. Once approved by the Minister(s), the plan becomes operative. There are no appeals, other than for designations or heritage order aspects, but the process may be subject to judicial review.



Collaborative planning option

Councils can also use a collaborative planning process. This process allows the community to participate at the front-end of planning and policy development. The alternatives, costs and benefits of the various options can be debated and consensus reached by a collaborative group. Hearings are held by an independent panel, which will make recommendations to the council, and subsequent appeal rights are limited.

The aim is to produce plans that better reflect the full spectrum of community values and reduce litigation costs and lengthy delays later.

Limited notification option

Councils can now limit notification of plans or plan changes, rather than needing to undertake full public notification, if they can identify all directly affected parties. This will reduce the costs of very small plan changes, for example, to change the zone of a small number of lots where all affected parties are easily identifiable.



New RMA procedural principles

People who exercise powers and functions under the RMA, such as making decisions on plans or managing resource consent processes, now need to take all practicable steps to:

- » use timely, efficient, consistent, cost-effective processes, proportionate to the scale of the matter
- » ensure plans use clear and concise language and only deal with matters relevant to the Resource Management Act (RMA)
- » promote collaboration between councils.

Freeing up land to meet housing demand

The Productivity Commission has identified tight land regulation under the RMA as one of the biggest factors driving up house prices in New Zealand. Plans made under the RMA have tended to constrain land supply, and the system is not designed to respond to a rapidly growing population or increased demand for housing.

To respond to this, the new Act introduces an explicit responsibility for councils to ensure there is sufficient capacity for housing and business land to meet expected long-term demand, which is supported by the new National Policy Statement for Urban Development Capacity.

The Act also streamlines the consenting process by restricting involvement for housing-related consents to those directly affected, and removing appeals on these consents. Subdivision will be permitted unless expressly restricted by a plan or national environmental standard.

Faster permits for small scale activities

Too often minor projects like decks and carports cost more to consent than they cost to build. The Act adds proportionality to the consenting process in the following ways.

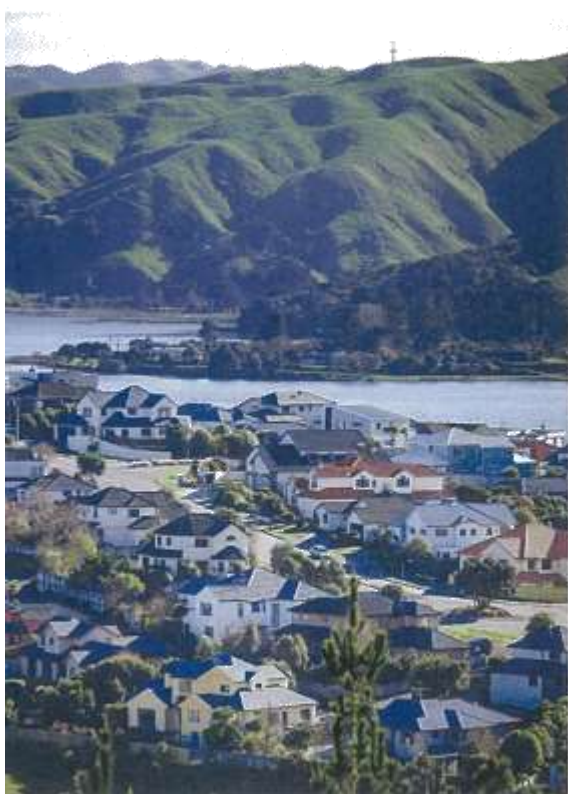
- » Councils will have discretion to exempt marginal and temporary non-compliances from requiring resource consents.
- » Boundary activities are now treated as permitted if the relevant neighbour has given written approval and other necessary information is provided to the council.
- » A new 10-day, fast-track consent process will be available for more straightforward activities.

It is important that councillors ensure their delegations policies are up-to-date, so these simple decisions can be made at the right level within the council.

Formalising local agreements for Māori participation

The new Mana Whakahono ā Rohe: iwi participation arrangements enable iwi to initiate a process with councils to enter into agreements on how tāngata whenua are to be involved in resource management processes. The objective is to ensure iwi are engaged early in the process on issues that are important to them.

Many councils already have similar agreements in place with iwi, which have proved to work well at providing greater upfront certainty for councils, iwi and consent applicants about how iwi will be involved in resource management.



Better management of natural hazards risk

The management of significant risks from natural hazards has been elevated to a matter of national importance in the purpose and principles of the RMA. This change was recommended by the Royal Commission of Inquiry into the Christchurch earthquakes, and recent events in Kaikōura and Edgecumbe have emphasised the need for plans and consent decisions to recognise and respond to these risks at the community level.

This change is supplemented by an explicit obligation to consider natural hazards in subdivision consents, and will be supported by national direction that is scheduled for release in late 2018.

Fixed charges for consent processes

Councils are now required to publish an up to date list of any charges they have set for RMA processes on a publicly accessible website.

The Act also enables the Minister to make regulations requiring councils to fix charges for processing resource consents for particular activities. Regulations could also require councils to fix overall charges payable for hearings and commissioners for consents or plan changes, to provide greater upfront certainty on costs.

Electronic public notices and servicing

The changes require councils to now publish public notices on a freely accessible website, alongside a short summary in the local newspaper. The notice and summary needs to be clear and concise. This will considerably reduce notification costs to councils and applicants, while ensuring notices engage the general public.

Serving documents for RMA processes is to become electronic by default, for anyone who provides an electronic address (such as email or instant messenger) and does not explicitly request physical copies. This will lead to significant cost and time savings for councils, applicants and submitters.

Removal of financial contributions

The duplicate system of financial contributions under the RMA and development contributions under the Local Government Act was confusing and unnecessary. Financial contributions are being phased out by 2022 so as to give councils time to develop a single regime for recovery of costs.



Alignment between Reserves Act and RMA

Councils can undertake a joint process of hearings, submissions and decision-making on requests to exchange recreation reserve land the council is responsible for, along with related resource consents and/or plan change requirements. This will be useful to reduce the time and cost involved to redevelop existing urban areas.

Public Works Act changes

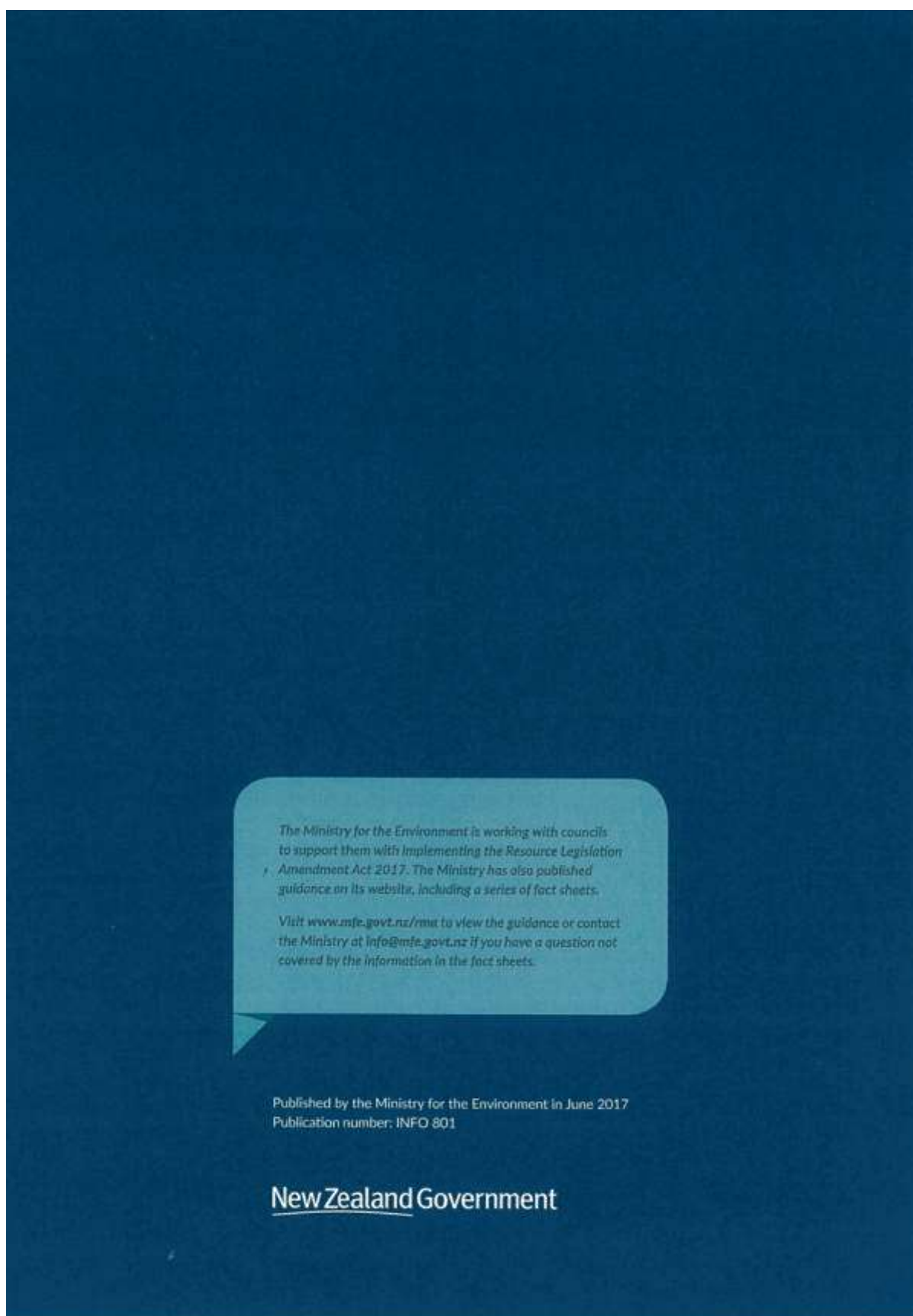
Additional compensation available (above base payment) to homeowners for taking land under the Public Works Act has increased from \$2,000 to a maximum of \$50,000. This comprises a flat payment of \$35,000, a further \$10,000 if there is early settlement, and a final \$5,000 at the Minister for Land Information's discretion.

Additional compensation is also available for land that does not include the owner's home. The rate for this is 10 per cent of the land value, within a range of \$250 to \$25,000.

Changes to heritage protection authorities

Trusts that are approved as heritage protection authorities can no longer place heritage orders over private land. This does not affect existing heritage orders, or remove the ability for councils to place them over private land to protect heritage values on behalf of the community.

The Minister for the Environment has a new power to transfer existing heritage orders from one heritage protection authority to another.



Voice Nelson - Warrant of Fitness for Rental Housing

1. Purpose of Report

1.1 The purpose of the report is:

- (a) To provide an update on the adoption of a warrant of fitness programme for rental housing by Wellington City Council and Dunedin City Council.
- (b) To outline proposed next steps.

2. Recommendation

That the Committee

Receives the report Voice Nelson - Warrant of Fitness for Rental Housing (R8063); and

Requests a report be brought to the Committee in June 2018 providing any update on Central Government or Local Government adoption of a Warrant of Fitness Scheme for Rental Housing.

3. Background

- 3.1 At the Planning and Regulatory Committee meeting public forum on 18 February 2016, Voice Nelson Representative, Mary Ellen O'Connor requested that Nelson City Council consider adopting a warrant of fitness for rental housing. Ms O'Connor provided information on a pilot warrant of fitness study, undertaken in 2014 by Otago University, where 144 rental houses across Auckland, Christchurch, Dunedin, Tauranga and Wellington were assessed.
- 3.2 At the Planning and Regulatory Committee meeting on the 21 April 2016, it was agreed that the Committee would reassess the merits of a warrant of fitness for rental housing once it had been undertaken for a period by Wellington and Dunedin City Councils.
- 3.3 Neither Wellington nor Dunedin City Council have progressed at this time with a warrant of fitness for rental housing. Both of these councils are

considering the impact a non-mandatory scheme may have on existing tenancy agreements, cost recovery and establishing any relevant legislative controls.

- 3.4 Wellington and Dunedin City Councils have identified that there is no mandatory component to a warrant of fitness scheme so it would remain voluntary until such time as there was legislation requiring a warrant of fitness for rental housing.
- 3.5 No change has been made to the governing legislation outlined in the 21 April 2016 report. The Housing Improvement Act and Building Act 2004 section 124 endure as the most relevant provisions but they do not specifically relate to rental housing and enforcement options are not available and rather owners could only be advised.
- 3.6 Central government is not currently looking to establish a warrant of fitness scheme for rental housing citing negative impacts of the cost of administering a scheme.

4. Conclusion

- 4.1 The reasons for not progressing at this time with a warrant of fitness scheme were set out in the 21 April 2016 report. Those reasons remain valid being that there are concerns about the legislation being used, cost recovery and potential impacts on lessees.
- 4.2 Officers will continue to assess adoption of any warrant of fitness scheme by others or legislative change by Central Government. It is proposed an update report be brought to the Committee in June 2018.

In the interim Council will continue to promote our Eco-Building Adviser to work with the community to provide for warmer and healthier homes.

Chris Wood
Team Leader Building Consents

Attachments

Nil

Important considerations for decision making	
1. Fit with Purpose of Local Government	This programme of work would not be a public service nor a regulatory function until such time as Central Government passed legislation requiring a warrant of fitness scheme for residential housing.
2. Consistency with Community Outcomes and Council Policy	This work stream would be complimentary to the long term plan: There is a full range of affordable, healthy, attractive and energy-efficient housing and community facilities
3. Risk	The implementation of a warrant of fitness scheme with no legislative mandate would be open to challenge.
4. Financial impact	The cost to administer a scheme is likely to be passed to the end user, which could negatively impact the cost of rental to the tenant.
5. Degree of significance and level of engagement	This matter has been raised in the public forum indicating a level of public interest.
6. Inclusion of Māori in the decision making process	No specific consultation with Maori has occurred in preparation of this report.
7. Delegations	The Planning and Regulatory Committee has the power to decide on this matter.

Draft Terms of Reference for the Co-ordination Group for the Waimea Inlet

1. Purpose of Report

- 1.1 To consider the Terms of Reference for the Co-ordination Group for the Waimea Inlet, including a consideration of what is the appropriate level of representation on the Group.

2. Summary

- 2.1 Nelson City Council is a signatory to the Waimea Inlet Management Strategy (WIMS) and a member of the Waimea Inlet Working Party, a cross agency, technical advisory group seeking to align environmental work in this nationally significant eco-system. Approval of the attached Terms of Reference will allow an action plan to be developed.

3. Recommendation

That the Committee

Receives the report Draft Terms of Reference for the Co-ordination Group for the Waimea Inlet (R7743) and its attachment (A1779297).

Recommendation to Council

That the Council

Agrees to adopt the terms of reference (A1779297) for the Co-ordination Group for the Waimea Inlet; and

Appoints Councillor _____ as Nelson City Council's representative on the Co-ordination Group for the Waimea Inlet.

4. Background

- 4.1 The Waimea Inlet is the largest semi enclosed inlet in the South Island, and has international and national importance as a site for migratory birds. Nelson City Council works with the community in caring for the inlet through the Nelson Nature Programme, and in partnership with other agencies through the Nelson Biodiversity Strategy.
- 4.2 The Waimea Inlet Management Strategy (WIMS) was developed in 2010 to pull together a cross-regional approach to the care of the inlet. As shown in the attached map (Attachment 2), the Waimea Inlet lies within both Nelson and Tasman Regions.
- 4.3 Nelson City Council is a signatory to the WIMS, and a member of the Waimea Inlet Working Party which is a technical advisory group comprised of staff representatives of various parties focused on the care of the Waimea Inlet (Nelson City Council, Tasman District Council, Department of Conservation, Fish & Game, Waimea Inlet Forum, Tasman Environmental Trust).
- 4.4 The vision for the Strategy is of:
- A vibrant place, richly appreciated by the community for its open space, natural and ecological values; happily remembered by generations for their activities, adventures and discoveries; a place where tangata whenua hold mana as kaitiaki of taonga; and a place to be shared with increasing respect.*
- 4.5 The role of the Waimea Inlet Working Party is to develop an Action Plan Document, and has recommended that a Co-ordination Group for the Waimea Inlet (Co-ordination Group) be established to oversee, identify, prioritise, integrate and co-ordinate, actions aimed at achieving the vision of the WIMS. The relationship between the WIMS, the Working Party, and the proposed Co-ordination Group is part of the Terms of Reference attached to this report.

5. Discussion

- 5.1 In December 2016, Officers from both Tasman District Council and Nelson City Council, discussed the Terms of Reference for the Co-ordination Group.
- 5.2 Section 2 of the Terms of Reference relates to membership of the Co-ordination Group. It is proposed that representatives may be "elected members, staff members, or have some other affiliation with the organisation they are representing". It is noted that the recommendation being put to Tasman District Council, is that representation on the Co-ordination Group be at the level of Councillor, with relevant staff attending as appropriate.

- 5.3 It is recommended that Nelson City Council also nominate an elected member to be part of the Co-ordination Group, supported by relevant staff as appropriate.
- 5.4 Regardless of representation on the Co-ordination Group, it is proposed that decisions would be made by the elected members of each signatory to the WIMS, and that the Co-Ordination group itself would not be a decision making body.
- 5.5 It is recommended that Nelson City Council formally adopt the Terms of Reference, and structure diagram, as attached to this report, and decide on the appropriate level of representation on the Co-ordination Group.
- 5.6 Over the next few months, three workshops have been planned to prepare the draft Action Plan. Once completed, this Action Plan will be presented to each signatory agency for its consideration, including which actions it wishes to participate in or to lead.

6. Options

- 6.1 There are two options.

Option 1: Agree to the Terms of Reference for the Co-ordination Group for the Waimea Inlet and decide on the level of representation on behalf of NCC (recommended option)	
Advantages	<ul style="list-style-type: none"> • Enable the co-ordination group to begin working on the next stage of work towards environmental gains in the Waimea Inlet with NCC taking a role in guiding actions in the Strategy.
Risks and Disadvantages	<ul style="list-style-type: none"> • None.
Option 2: Do not agree to the Terms of Reference for the Co-ordination Group for the Waimea Inlet or the level of representation on behalf of NCC	
Advantages	<ul style="list-style-type: none"> • None
Risks and Disadvantages	<ul style="list-style-type: none"> • That the co-ordination group will not be able to progress from establishment of the group to environmental action with meaningful input from NCC.

Susan Moore-Lavo
Environmental Programmes Adviser

Attachments

Attachment 1: Waimea Inlet Co-ordination Group TOR A1779297 [↓](#)

Attachment 2: Waimea Inlet Values A1787684 [↓](#)

Important considerations for decision making
<p>1. Fit with Purpose of Local Government</p> <p>This recommendation supports work that directly benefits the Nelson Region, providing environmental services in a cost effective manner by collaborating with partner organisations.</p>
<p>2. Consistency with Community Outcomes and Council Policy</p> <p>This recommendation is consistent with strategies such as the Nelson Biodiversity Strategy, and the goals set out in Nelson Nature. It meets the following community outcomes:</p> <ul style="list-style-type: none"> • Our unique natural environment is healthy and protected • Our Council provides leadership and fosters partnerships, a regional perspective, and community engagement.
<p>3. Risk</p> <p>The terms of reference do not commit Nelson City Council to any specific action, as it is agreed that any decisions will be made at a Governance level.</p>
<p>4. Financial impact</p> <p>There are no financial implications in agreeing to the Terms of Reference for the Co-ordination group. Any decisions, or actions, that arise from the Action Plan will need to be brought back to Council for a decision, at which point consideration can be given to any associated costs.</p>
<p>5. Degree of significance and level of engagement</p> <p>This matter is of low significance because it does not alter any decision made by Council, but rather supports the delivery of Council activities previously agreed to in the Long Term Plan. Therefore it is recommended that the community is advised of this action rather than consulted with.</p>
<p>6. Inclusion of Māori in the decision making process</p> <p>Iwi are to be invited to be part of the Co-ordination Group for the Waimea Inlet. No other specific consultation with Maori has occurred.</p>
<p>7. Delegations</p> <p>The Planning and Regulatory Committee has the responsibility for considering environmental matters. The Planning and Regulatory</p>

Committee has the power to make a recommendation to Council on the development of strategies relating to this area of responsibility.

Terms of Reference: Coordination Group for Waimea Inlet (final draft Feb 2017)

1 Purpose

The purpose of the Coordination Group for the Waimea Inlet¹ is to identify, prioritise, integrate and coordinate actions aimed at achieving the vision of the Waimea Inlet Management Strategy (WIMS).

The vision for the Waimea Inlet (as identified in Section 5 of the WIMS) is:

"A vibrant place, richly appreciated by the community for its open space, natural and ecological values; happily remembered by generations for their activities, adventures and discoveries; a place where tangata whenua hold mana as kaitiaki of taonga; and a place to be shared with increasing respect.

To achieve this vision we will need to:

- work together
- keep the inlet healthy
- share its opportunities
- make it better for the future
- maintain commitment to the inlet."

2 Membership

Membership of the Coordination Group may include representatives from each the following organisations:

- Te Tau Ihu Iwi
- Tasman District Council (TDC)
- Nelson City Council (NCC)
- Department of Conservation (DOC)
- Nelson/Marlborough Fish and Game Council (Fish & Game)
- Tasman Environmental Trust (TET)
- Waimea Inlet Forum (WIF)

One member should be appointed as Chairperson of the Coordination Group.

Representatives may be elected members, staff members, or have some other affiliation with the organisation they are representing. The representatives will bring to the group their organisation's expertise and ideas for implementing, monitoring and reviewing the Action Plan.

3 Stakeholders

These include the organisations listed under 'Membership' above, along with other individuals and groups with an interest in the Waimea Inlet.

4 Quorum

The quorum shall be no less than four members, none of whom need to be elected Council representatives.

5 Areas of Responsibility

The areas of responsibility of the Coordination Group are:

- to periodically review the Waimea Inlet Management Strategy (WIMS);
- to develop and update an Action Plan for implementation of the Strategy; and
- to monitor and report on implementation of the Action Plan and prepare an Annual Report for stakeholders.

¹ The diagram appended to this Terms of Reference outlines the relationship between signatories to the Waimea Inlet Management Strategy, members of the proposed Coordination Group and groups/ individuals delivering actions on the ground.

6 Powers to decide

None.

7 Powers to recommend

Each of the signatories of the WIMS² is requested to review, consider and sign off on any updates to the WIMS and/or Action Plan that are proposed by the Coordination Group.

With regard to the Action Plan, signatories should focus on those specific actions that their organisation would like to assist with or take a lead on, and sign off on those specific actions – rather than the Action Plan in its entirety. As the Action Plan will represent the collective effort of a wide range of organisations, groups and individuals, signatories are unlikely to be involved in all proposed actions.

8 Role of the Coordination Group

The Coordination Group will identify, prioritise and coordinate the actions needed to achieve implementation of the WIMS and collate these into a proposed Action Plan.

Each representative on the Coordination Group will report back to the organisation that he/she represents with recommendations from the Coordination Group and seek that organisation's support and endorsement of specific actions. The organisation may decide to take full or partial responsibility for specific actions recommended by the Coordination Group. An organisation's formal support of specific actions will be communicated back to the Group by the organisation's representative. An organisation may choose to support specific actions in various ways, e.g. by allocating funding and/or including action items within planning documents and work programmes.

The Waimea Inlet Forum representative will provide an interface with community and sector groups, so that interested members of the public can have input.

If required, the Tasman Environmental Trust representative will co-ordinate and manage project funding from the signatories and outside sources.

9 Role of the Chairperson

The Chairperson will:

- prepare the agenda for Coordination Group meetings;
- chair meetings and assist the Coordination Group to reach consensus on issues and options;
- act as the spokesperson for the Coordination Group; and
- as necessary, support or present Coordination Group recommendations to the signatories.

10 Role of staff

Council staff will provide advice and support to the Coordination Group as required. Organisations may choose to nominate a staff member as their representative on the Coordination Group, instead of (or in addition to) an elected member.

11 Conflicts of Interest

Any potential conflicts of interest will be declared at the start of each Coordination Group meeting.

12 Reporting

Notes of Coordination Group meetings will be taken by a member of the Group (to be selected by Group consensus) and circulated before the next meeting of the Group.

² As at January 2017, the signatories to the WIMS comprised TDC, NCC, DOC and Fish & Game. Each of the eight Te Tau Ihu iwi has an open invitation to become signatories to the WIMS and to appoint representatives to the Coordination Group.

Each representative on the Coordination Group will be responsible for reporting back to the organisation that he/she represents.

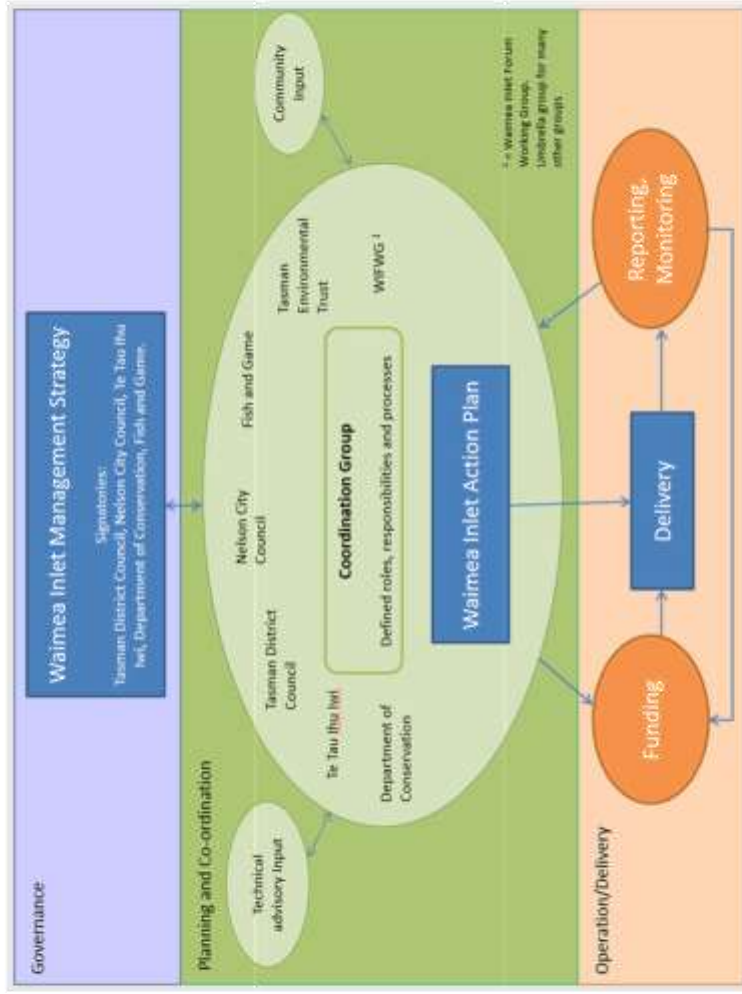


Figure 1: Relationship between signatories to the Waimea Inlet Management Strategy, members of the proposed Coordination Group and groups/individuals delivering actions on the ground.

Appendix Two: The Waimea Inlet

The Waimea Inlet is the largest semi-enclosed estuary in the South Island with a total area of 3,455 hectares and an internal coastline of 65 kilometres.



The inlet is of international significance due to the migratory bird species that arrive in the inlet, and nationally significant because of the endangered and threatened species that live here including birds, native fish, and plant communities.

The values of the Waimea Inlet eco system have been severely degraded over time, including through reclamation and historic impacts from industrial and agricultural discharges into the inlet.

Restoration of the Waimea Inlet will provide benefits for native biodiversity including:

- The return of threatened native fish to streams and wetlands
- Creation of habitat for bird species
- Preventing regional extinction of lowland ecosystems
- Enhancing existing populations of plants and wildlife

There are also p wider, direct benefits to the community from restoration including:

- Improved quality of freshwater
- Improved access to kaimoana
- Improved amenity, health and cultural values
- Improved sense of respect for, and enjoyment of, the regions natural heritage
- Reduced build-up of sedimentation, to protect against flooding, sea level rise and storm events.

**Proposal for Top of the South Conservation Partnership:
Memorandum of Understanding**

1. Purpose of Report

- 1.1 To consider the proposed draft Memorandum of Understanding and Terms of Reference for a proposal for a Top of the South Conservation Partnership.

2. Summary

- 2.1 Council has the opportunity to work collaboratively across the region through a new conservation partnership, potentially accessing new funding and achieving efficiencies through aligned work programmes.

3. Recommendation

That the Committee

Receives the report Proposal for Top of the South Conservation Partnership: Memorandum of Understanding (R7765) and its attachment (A1777693).

Recommendation to Council

That the Council

Approves that Nelson City Council signs the Memorandum of Understanding (A1777693) between partners in the Kotahitanga mō te Taio Alliance; and that Her Worship the Mayor be delegated the authority to sign on Council's behalf.

4. **Background**

- 4.1 The Kotahitanga mō te Taiao Alliance grew from a concept involving collaboration in delivering landscape scale conservation projects across the Nelson and Tasman Regions. The first meeting of this group (then known as Te Tau Ihu Alliance), was held on 30 September 2016, and was focused on leveraging off Nelson Nature and Project Janszoon.
- 4.2 Since that first meeting, the project has grown to the point that it now involves discussion between four Councils, nine iwi, and the Department of Conservation. The organisations involved in the Alliance are:
- Nelson City Council
 - Tasman District Council
 - Marlborough District Council
 - Buller District Council
 - Ngāti Apa ki te Rā Tō Trust
 - Te Pātaka a Ngāti Kōata Trust
 - Te Rūnanga o Ngāti Kuia Trust
 - Te Rūnanga o Ngāti Rārua
 - Ngāti Tama ki Te Waipounamu Trust
 - Te Rūnanga o Toa Rangatira Inc
 - Te Atiawa o Te Waka-a-Māui Trust
 - Rangitāne o Wairau Settlement Trust
 - Te Rūnanga o Ngāti Waewae
 - Department of Conservation – Te Papa Atawhai
- 4.3 The underlying aim of the Alliance is that by working collaboratively across the region at a landscape scale, additional funding can be sought and efficiencies can be gained by aligning work.
- 4.4 It has been highlighted that the NEXT Foundation, and similarly placed philanthropic organisations, encourage big scale thinking when considering potential funding, for example Predator Free 2050 (\$20 million over 4 years), NEXT Foundation (\$100 million over 10 years), The Nature Conservancy (\$1.4 billion), and MPI Wilding Conifer Fund (\$16 million this year).
- 4.5 The timeframes for responding to funding opportunities are often very tight so one aim of the Alliance is to have “fund ready” projects. The

types of projects that the Alliance discussed being involved in are: Predator Free 2050, freshwater issues via an integrated catchment management approach, and wilding conifer control. Marine focused projects are another possible area where shared goals can be aligned.

- 4.6 Iwi groups have also expressed a wish that the Alliance delivers social, cultural and economic outcomes for whanau. This relates to potentially increased opportunities for training and employment if a broader range and scope of conservation work is funded in the region.

5. Discussion

Naming of the Alliance

- 5.1 The name of the Alliance, Te Tau Ihu, was initially used as this referred to the geographic scope under consideration. Since that time, this scope has increased and with the inclusion of Buller District Council and Ngati Waewae, it was considered appropriate that an alternative name be found.
- 5.2 The current suggestion is that the work be under the name of "Kotahitanga mō te Taiao", which refers to unity and collective action for our natural world. Ngai Tahu has been approached by the Department of Conservation, and at this point Ngai Tahu support its interests being represented through Ngati Waewae. If the geographic scope of the project changes again for instance with the inclusion of the Molesworth area, there will be additional parties included in the Alliance.

Draft Memorandum of Understanding and Terms of Reference

- 5.3 At an officer led meeting on 16 February, a draft Memorandum of Understanding (MOU) and Terms of Reference were discussed, with these documents being tabled at the 12 April 2017 meeting. Subsequently, the draft documents were circulated to participating agencies for feedback resulting in the revised draft now attached to this report.
- 5.4 The MOU and Terms of Reference is an agreement in principle on how the partner agencies might engage. The scope of the work involved requires further refinement, but it is intended that each partner organisation retains authority over its own values, policies, priorities and projects.
- 5.5 Participation in the Alliance is not intended to influence each organisations' work, but to align work where this is possible, and to seek opportunities for collaboration and enhanced funding as these arise.
- 5.6 Clause 11 of Schedule 1 of the MOU refers to each party retaining dominion over its respective organisation, which makes explicit the autonomy in decision making.

Next steps

- 5.7 Once each of the parties has agreed to participation in the Alliance, and agreed to the content in the MOU and Terms of Reference, a final document will be circulated to each organisation. Each party is asked to sign a copy of the MOU, which will then be collated into a single document.
- 5.8 It is recommended that if Council agrees to the signing of the MOU, and that the Mayor be a signatory to the document on behalf of Nelson City Council.

6. Options

- 6.1 There are three options.

Option 1: Decline to participate in the Kotahitanga mō te Taiao Alliance	
Advantages	<ul style="list-style-type: none"> None
Risks and Disadvantages	<ul style="list-style-type: none"> Opportunities to access additional funding, or to achieve greater benefits across landscape scale projects by aligning with other organisations in the region, would be lost.
Option 2: Agree to participate in the Kotahitanga mō te Taiao Alliance, but defer signing the MOU at this time	
Advantages	<ul style="list-style-type: none"> Would allow a “watch and see” approach with regards final tweaks to the MOU. It is unlikely that any significant changes will be made to the MOU at this time, and any that were made would require re-signing by parties to acknowledge these changes.
Risks and Disadvantages	<ul style="list-style-type: none"> If agreement to participation is made, as this would delay progress being made by the Alliance in being able to apply for funding or to further discussions on alignment of work e.g. wilding conifer control or predator control initiatives
Option 3: Agree to participate in the Kotahitanga mō te Taiao Alliance, and agree to sign the MOU	
Advantages	<ul style="list-style-type: none"> Enable this initial stage of the project to be completed (the agreement in principle to work together), and for the Alliance to proceed with discussing specific activity areas and to respond to any upcoming funding requests.
Risks and Disadvantages	<ul style="list-style-type: none"> None.

7. **Conclusion**

- 7.1 It is recommended that the Planning and Regulatory Committee recommend to the Council, that the draft Memorandum of Understanding attached to this report be signed; and that the Mayor be the signatory to the final document once completed.

Susan Moore-Lavo
Environmental Programmes Adviser

Attachments

Attachment 1: Kotahitanga mo te Taio MOU and Terms of Reference [↓](#)

Important considerations for decision making
<p>1. Fit with Purpose of Local Government</p> <p>This recommendation seeks to achieve efficiencies and cost effectiveness by aligning work with other agencies in areas where there are joint interests. The objective is to maximise returns on investments made eg wilding conifer control, and to leverage further funding.</p>
<p>2. Consistency with Community Outcomes and Council Policy</p> <p>This recommendation is consistent with other Council documents including responsibilities outlined under the RMA to protect biodiversity, community outcomes relating to environmental protection, and the objectives of the Nelson Nature programme agreed to in the LTP.</p> <p>The recommendation meets the following Community Outcomes:</p> <ul style="list-style-type: none"> • Our Council provides leadership and fosters partnerships, a regional perspective, and community engagement; • Our unique natural environment is healthy and protected
<p>3. Risk</p> <p>The actions recommended in this paper will enhance the likelihood of increased gains in the area of biodiversity protection. It will enable Nelson City Council to leverage off further funding opportunities and to participate in decision making in a wider regional scale. Risks are limited as the MOU does not obligate Council to participate in any programme or to any level, but Council retains autonomy over its own decision making.</p>
<p>4. Financial impact</p> <p>There are no additional financial impacts on Council, but there may be financial benefits if further funding can be attracted through this Alliance for goals for environmental protection set out in the Nelson Nature programme.</p>
<p>5. Degree of significance and level of engagement</p> <p>This matter is of low significance because at this point this is an agreement to work together on goals already agreed to by the community. Therefore consultation or community engagement is not recommended, but that the community be informed of the decision and the work that the Alliance aims to achieve.</p>
<p>6. Inclusion of Māori in the decision making process</p>

Nine iwi organisations are involved in the Alliance and are key partners in the proposal.

7. Delegations

The Planning and Regulatory Committee has the responsibility for considering environmental matters. The Planning and Regulatory Committee has the power to make a recommendation to Council on this matter.

MEMORANDUM OF UNDERSTANDING KOTAHITANGA MŌ TE TAIAO

THIS MEMORANDUM OF UNDERSTANDING IS MADE IS DAY OF

PARTIES

The Parties are:

1. Ngāti Apa ki te Rā Tō Trust
2. Te Pātaka a Ngāti Kōata Trust
3. Te Rūnanga o Ngāti Kuia Trust
4. Te Rūnanga o Ngāti Rārua
5. Ngāti Tama ki Te Waipounamu Trust
6. Te Rūnanga O Toa Rangatira Inc
7. Te Atiawa o Te Waka-a-Māui Trust
8. Rangitāne o Wairau Settlement Trust
9. Te Rūnanga o Ngāti Waewae
10. Tasman District Council
11. Nelson City Council
12. Marlborough District Council
13. Buller District Council
14. Department of Conservation - Te Papa Atawhai

And subsequently such other parties that as may be invited and agree to be bound by the provisions of this Memorandum of Understanding (MOU).

BACKGROUND

- A. This Memorandum of Understanding (MOU) recognises that the Parties consider that there are considerable benefits of working collaboratively to achieve significant conservation gains across the Buller, Marlborough, Nelson and Tasman region.
- B. The Parties propose to develop a formal relationship and Alliance that involves an agreement to collaborate, look for synergies and align conservation efforts across the Buller, Marlborough, Nelson and Tasman region.
- C. This Memorandum of Understanding formalises and records the vision, scope and principles that the Parties expect to underpin their ongoing relationship with each other.

OPERATIVE PARTS

1. The Parties agree that the arrangements set out in **Schedule One** of this document are the basis on which they wish to base their relationship.

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Signed by Ngāti Apa ki te Rā Tō Trust	Signed by Te Pātaka a Ngāti Kōata Trust
Chair	Chair
Signed by Te Rūnanga o Ngāti Kuia Trust	Signed by Te Rūnanga o Ngāti Rārua
Chair	Chair
Signed by Ngāti Tama ki Te Waipounamu Trust	Signed by Te Runanga O Toa Rangatira Inc
Chair	Chair
Signed by Te Atiawa o Te Waka-a-Māui Trust	Signed by Rangitāne o Wairau Settlement Trust
Chair	Chair
Signed by Te Rūnanga o Ngāti Waewae	Signed by Tasman District Council
Chair	Mayor
Signed by Nelson City Council	Signed by Marlborough District Council
Mayor	Mayor
Signed by Buller District Council	Signed by Department of Conservation Te Papa Atawhai
Mayor	Director Operations

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SCHEDULE ONE

Background

1. The Kotahitanga mō te Taiao Alliance is a concept which aims to help coordinate the achievement of landscape scale collaborative conservation projects across the Buller, Marlborough, Nelson and Tasman region. The drivers are to work collaboratively to achieve significant conservation gains by attracting resources for new work, growing synergy to more effectively achieve existing work and developing social, cultural and economic contributors to future proof the outcomes.
2. For landscape scale conservation to be successful a strong alliance across local government, iwi and the Department of Conservation (DOC) is needed. A strong Alliance would enable the establishment a region-wide conservation programme and the implementation of projects within it.

Vision

3. The Parties are united in the vision:

A partnership for environmental leadership across the Buller, Marlborough, Nelson and Tasman region – connecting people and place together for now and for the future.

Ma whero ma pango ka oti ai te mahi

With red and black the work will be complete, this refers to co-operation where if everyone does their part, the work will be complete. The colours refer to the traditional kowhaiwhai patterns on the inside of the meeting house.

Scope

4. The purpose and function of our Kotahitanga mō te Taiao Alliance is to align and collaborate on conservation projects across the Buller, Marlborough, Nelson and Tasman region to provide a collaborative voice for conservation.
5. This includes identifying, prioritising and integrating conservation work across the Buller, Marlborough, Nelson and Tasman region. The function of our Alliance will be to provide support, context and advice to projects within the region and help coordinate or support funding applications.
6. The scope of the Alliance is the coordination of collaborative landscape scale conservation projects.
7. The Parties are committed to ensuring that the Alliance delivers not only conservation outcomes but also supports social, cultural and economic outcomes to the region as well.

Nature of Relationship

8. The Parties wish to conduct their relationship ("the relationship") on the basis of good faith and respect for each other's views.
9. The Parties may refer to the relationship in their dealings with others as "working with our Kotahitanga mō te Taiao Alliance".
10. The **Addendum Terms of Reference** further outlines how the Alliance group will function.

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Relationship Principles

11. The Parties to this MOU are committed to developing a meaningful and enduring relationship with the intention to work together to achieve mutually beneficial objectives and outcomes that enable the successful delivery of our Alliance. The Parties to this MOU agree to abide by the following relationship principles when the Parties engage with each other and others:
 - Integrity
Each Party will treat each other with the utmost respect, honesty and fairness.
 - Dominion
Each Party has dominion over their respective organisation.
 - Consultation
Each Party agrees to consult on matters relating to the Alliance programme and agrees to contribute to strategic and annual planning processes in an integrated manner.
 - Availability
Each Party agrees to make every effort to attend each meeting.
12. Nothing in this MOU or actions arising from it, shall detract from the rights or interests of the Parties under their individual Deeds of Settlement with the Crown.

Withdrawal

13. If a Party wishes to withdraw from the Alliance, it may do so by giving four weeks written notice to the other Parties.

Communication

14. Subject to reasonable notice, the Parties agree and will commit to meet quarterly to discuss issues of mutual interests, including business and work planning, new research and knowledge.
15. If matters arise that may be of interest to any Party, a contact person designated by each Party is to be informed. That person should develop an effective working relationship with the other Party.
16. If the designated contact person changes in any organisation, there should be a handover process so that the new person can quickly settle into the role.
17. In the interests of clear communication, any public statements that could be construed as being for or on behalf of our Alliance, must be made only after agreement with the other Parties. The Parties will agree to a communications protocol.

Intellectual Property and Data Sharing

18. All intellectual property brought to the relationship by each Party remains vested in that Party.

Confidentiality

19. Confidential information means proprietary science, technical and business information disclosed during the relationship.
20. No Party shall disclose directly or indirectly the confidential information received from other Parties to any third party without written consent.

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Dispute Resolution

21. Any dispute concerning the subject matter of this document will be settled by full and frank discussion and negotiation between the Parties. Should the dispute not be resolved satisfactorily by these means, the Parties agree that they may engage in mediation conducted in accordance with the terms of LEADR New Zealand Inc Standard Mediation Agreement.

Review of MOU

22. The Parties shall review the Operative Parts in Schedule One of this MOU three years from the date of this MOU first being signed.

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Addendum - Terms of reference

Role of Parties of the Alliance Group

1. The Alliance Group Parties will identify and integrate conservation priorities across the Buller, Marlborough, Nelson and Tasman region consistent with the vision and scope of the MOU.
2. The Parties shall bring their strengths to the Alliance Group to help achieve the agreed vision and identified priorities.
3. Each Party on the Alliance Group will report back to the organisation that he/she represents with recommendations from the Alliance Group and seek that organisation's direction.
4. Each organisation may decide to take full or partial responsibility for specific actions recommended by the Alliance Group. There may also be situations where each organisation may decide not to take any responsibility for a specific action.
5. An organisation's formal support of specific actions will be communicated back to the Group by the organisation's representative. An organisation may choose to support specific actions in various ways, e.g. by allocating funding and/or including action items within planning documents and work programmes.

Role of the Facilitator of the Alliance Group

6. One member should be appointed as Facilitator of the Alliance Group.
7. The facilitator will:
 - prepare the agenda for Alliance Group meetings with input from the Alliance Group Parties;
 - facilitate the meetings and assist the Alliance Group to reach consensus on issues and options;
 - act as the spokesperson for the Alliance Group; and
 - as necessary, support or present Alliance Group recommendations to the signatories.
8. The term for appointment as Facilitator shall be for a period of one year with an option for reconfirmation.
9. One member should be appointed as Vice Facilitator of the Alliance Group to provide support and coverage if the Facilitator is unavailable. This will be appointed and reviewed on an annual basis.
10. The Department of Conservation offers to provide the facilitator role for the Alliance Group, if required, for three years from the date that the MOU is first signed.

Quorum for meetings

11. While the Alliance Group does not have a decision-making mandate, there shall be no less than 8 members of the Alliance Group present for meetings to be held.

Reporting

12. Notes of Alliance Group meetings will be taken by a member of the Group or a support person (to be selected by Group consensus) and circulated before the next meeting of the Group.

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13. The Department of Conservation offers to undertake the notes of the Alliance Group meetings and circulate these before the next meeting for three years from the date that the MOU is first signed.

14. Each Party will be responsible for reporting back to the organisation that he/she represents.

Frequency of meeting

15. The Parties shall meet as an Alliance Group quarterly, with additional meetings or workshops, if required.

Servicing of meetings

16. The Department of Conservation offers to provide documentation and logistical support for the Alliance Group meetings and provide staff support for three years from the date that the MOU is first signed.

17. All Parties shall be responsible for their own expenses for attendance and travel to and from meetings.

Review

18. The Parties will review these TOR three years from the date that it is first signed.

ENDS

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NPS-UDC Quarterly Monitoring Report March 2017

1. Purpose of Report

- 1.1 To ensure decision-makers are well-informed about urban development activity in both Nelson and Tasman, as required by the National Policy Statement on Urban Development Capacity (NPS-UDC).

2. Summary

- 2.1 The NPS-UDC requires Council to monitor property market indicators on a quarterly basis, including prices, rents, resource and building consents, and housing affordability. The attached report for the March 2017 quarter is the first of these reports.
- 2.2 Data provided by the Ministry for Business, Innovation and Employment (MBIE), shows that over the last two decades, Nelson and Tasman have generally had enough new housing to meet household growth. However, in the last few years, consents for new dwellings in Nelson do not appear to be keeping up with growth.
- 2.3 Commercial and industrial building activity in the Nelson Urban Area has been relatively stable since 2010 but has spiked recently in Nelson due to consents for two new large buildings.

3. Recommendation

That the Committee

Receives the report NPS-UDC Quarterly Monitoring Report March 2017 (R7967); and its attachment (A1779576)

4. Background

- 4.1 The National Policy Statement on Urban Development Capacity (NPS-UDC) came into effect in December 2016. The NPS-UDC includes a policy (PB6) that requires local authorities to monitor a range of indicators on a quarterly basis including:

- Prices and rents for housing, residential land and business land by location and type; and changes in these prices over time;
 - The number of resource consents and building consents granted for urban development relative to the growth in population; and
 - Indicators of housing affordability.
- 4.2 This policy is to ensure that local authorities are well-informed about demand for housing and business development and applies to local authorities that have a medium or high growth urban area within their district or region. Nelson City has the Nelson Urban Area within its boundaries, and the Nelson Urban Area has been defined by the NPS-UDC as medium growth.
- 4.3 Local authorities are encouraged to publish the results of their monitoring.
- 4.4 The Ministry for the Environment have provided guidance on the monitoring requirements and, together with MBIE, have provided an online dashboard of data on local housing markets. The online dashboard was publicly released on the MBIE website on 7 July.
- 4.5 Further information has been provided from Nelson City Council resource and building consent data.
- 4.6 The report includes data for both Nelson and Tasman local authorities, recognising the connected, cross-boundary property market both councils share. The NPS-UDC also strongly encourages both councils to work together to implement the policies.

5. Discussion

Housing Market

- 5.1 Since mid-2014, consents for new dwellings have declined while estimated household numbers have increased, indicating an apparent under-supply of housing in Nelson. Although new dwellings have exceeded growth in Tasman households, an overall under-supply in the combined Nelson-Tasman market could be contributing to an increase in house prices in both districts.
- 5.1.1 The median sale price for Nelson houses increased 15% during the year ended March 2017, compared with annual growth of 8% in 2015/16 and 0% growth in 14/15.
- 5.1.2 The shortage of new housing is despite Nelson having an estimated ten years' worth of dwelling capacity on land which is zoned, serviced and feasible for residential development. Other factors than can influence house and section prices include:
- land development and construction costs

- size and quality of new dwellings
- timing of release by developers
- ability for developers to obtain financing
- land banking
- increasing demand for visitor/non-resident accommodation.

5.1.3 MBIE's housing affordability measure, although an experimental series at this time, suggests that, as at June 2015, 85% of first-home buyer households in Nelson could not comfortably afford a typical 'first-home' priced house. This is defined as the lower quartile price point of housing in the area.

5.1.4 Residential rents have generally been increasing over time, but at a slower rate than house prices. However, MBIE's housing affordability suggests that, as at June 2015, 74% of rental households in Nelson could not comfortably afford typical rents.

5.1.5 Housing supply growth is occurring in Nelson with new dwelling consents increasing, a large number of new residential sections being created, and subdivision consents being granted for two apartment blocks in Special Housing Areas.

Commercial and Industrial Property Market

5.2 There is limited information at this stage on prices and rents for business land.

5.2.1 Commercial and industrial building activity in the Nelson Urban Area has been relatively stable since 2010 but has increased recently in Nelson due to consents for two new large buildings.

6. Options

6.1 Quarterly monitoring of property market indicators is a mandatory requirement under the NPS-UDC. Council may like to give feedback on the data and level of detail that this inaugural report has included, and whether additional information could be included.

Brylee Wayman

Strategy and Environment Analyst

Attachments

Attachment 1: A1779576 NPS UDC Monitoring Report March2017QTR [↓](#)

Important considerations for decision making	
1. Fit with Purpose of Local Government	Monitoring property market indicators informs Long Term Plan decision-making on infrastructure projects to ensure sufficient development capacity is provided to meet future demand for housing and business land.
2. Consistency with Community Outcomes and Council Policy	<p>Monitoring joint indicators with Tasman demonstrates an understanding we need to collaborate to provide the best and most efficient service to our communities.</p> <p>Being well-informed on property market indicators and urban growth helps achieve the community outcome of an urban environment that is well planned, including thinking and planning regionally and ensuring affordable housing. Monitoring the market for business land helps achieve the community outcome of a region which is supported by an innovative and sustainable economy.</p>
3. Risk	<p>The information contained in the report should inform Council about property market trends. There is some risk in using an experimental data series for housing affordability but other data sources, such as the Massey University affordability measure, also indicate the region is experiencing housing affordability pressures.</p> <p>There is a risk that the business property market isn't well understood at this stage and more work is planned to monitor prices for different types of business land.</p>
4. Financial impact	MBIE data is provided at no cost. The purchase of other data is of minimal cost and is included in existing budgets.
5. Degree of significance and level of engagement	This matter is of low significance because the recommendation is to receive the report and no other decisions are required.
6. Inclusion of Māori in the decision making process	Māori have not been specifically included in the preparation of this report.
7. Delegations	

The Planning and Regulatory Committee has the responsibility for considering the District and Regional Plan, which must give effect to the National Policy Statement on Urban Development Capacity.

Summary

The National Policy Statement on Urban Development Capacity requires local authorities within a Medium or High Growth Area to ensure they are well-informed about urban development activity by monitoring property market indicators on a quarterly basis.

This is the first of quarterly monitoring reports which Nelson and Tasman officers are preparing jointly to report to both Nelson City and Tasman District Councils. The indicators that are monitored in this report are population growth, affordability of housing, house prices and rents, new sections created and building consents for both housing and business.

The current trends in Nelson and Tasman can be summarised as follows:

- **Population** : Between 2018 and 2043 the population of Tasman District is projected to grow from 51,300 to 55,800 people, under the Statistics NZ medium series projections, or from 52,400 to 63,900 (11,500 people) under the high series projections¹. Council's growth modelling has assumed the high series projections for Richmond for the first 10 years and medium series projections thereafter. Richmond is projected to grow by 3,713 people or approximately 1600 households between 2018 and 2043.
- Nelson City's population is projected to grow from 51,800 in 2018 to 58,000 in 2043 under the medium series projections scenario. The number of households is projected to increase from 21,500 to 25,600 over the same timeframe.
- **Dwelling provision**: Recent overall under supply of new dwellings in the combined Nelson-Tasman regions.
- **House prices**: increased across the combined Nelson-Tasman regions by 14% during the year ended March 2017, compared with a 9% increase in the previous year. Both Districts experience similar trends in prices.
- **House rents**: also generally increasing over time but at a slower rate than prices.
- **Affordability**: According to MBIE's housing affordability measure, as at June 2015, the majority of rental households could not comfortably afford the cost of renting
- The majority of rental households could not comfortably afford the cost of purchasing a house in the typical first-home price bracket²
- Other affordability indices (Massey University aggregate housing affordability index) (March 2017) show that the Nelson-Tasman-Marlborough regional cluster is experiencing affordability challenges. Based on this index the region remains the third least affordable region in the country behind Central Otago Lakes and Auckland
- **New sections created**: There are signs of housing supply growth in Nelson with a large number of new residential sections being created in the last quarter, including for two apartment blocks in Special Housing Areas (SHAs).
- In Tasman, building consents have outstripped the creation of titles over the past year, meaning that vacant titles are being taken up faster than new titles are being created. Supply of lots is expected to increase significantly in the next 12-18 months based on knowledge of developments and for the most recent quarter (January-March 2017) more lots were created than Building Consents issued in Richmond and Hope. Also a number of special housing area proposals have recently been approved by Tasman District Council to be recommended to be established to the Minister.

¹ Statistics NZ's medium series projections assume medium fertility, medium mortality and medium migration. The high series projections assume high fertility, low mortality and high migration.

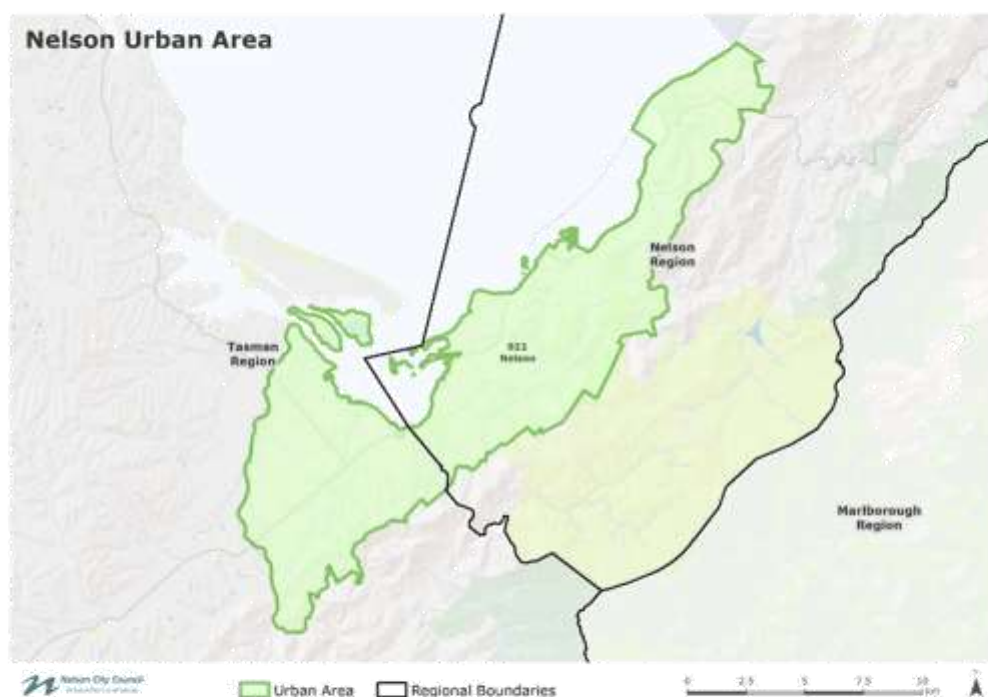
² MBIE's Housing affordability measure (HAM) has proved controversial with the Reserve Bank criticising the model for using incorrect interest rates that could make houses look more affordable. MBIE will be incorporating the Reserve Bank recommendations in a later release of the HAM data.

- **Building consents:** District wide and on an annual basis, Tasman continues to have record numbers of building consents issued when compared over the 10 year period. Within Richmond these are remaining high.
- On an annual basis, consents for new dwellings in Nelson have started to increase.
- **Further investigation** is required of the other factors affecting the supply of affordable homes in Nelson and Tasman. These barriers may include land banking, lending rules, construction industry capacity constraints, the market's limited provision of smaller houses and building costs.
- **Business activity:** Commercial and industrial building activity in the Nelson Main Urban Area has been relatively stable since 2010 but has spiked recently in Nelson due to consents for two new unusually large buildings at the Port and Airport.

Nelson Main Urban Area

The "Nelson Main Urban Area", as defined by Statistics New Zealand's classification of urban areas includes most of Nelson City's area and the following area units in Tasman - Richmond East and West, Aniseed Hill, Bell Island, Best Island, Hope and Ranzau. Some of the monitoring contained within this report relates to data covering the whole of both Territorial Authorities and some relates to the Nelson Main Urban Area only. Figure 1 shows the boundary of the Nelson Main Urban Area in relation to the local authority boundaries.

Figure 1: Nelson Urban Area

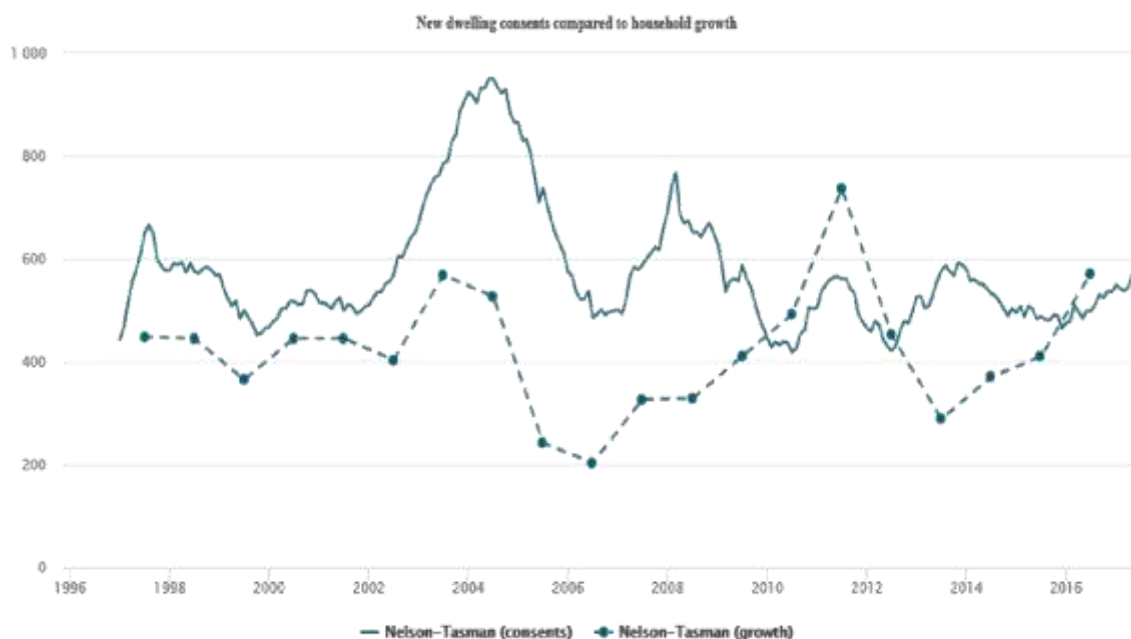


Residential Development Trends

MBIE/MfE data

The Ministry of Business, Innovation, and Employment (MBIE) and the Ministry for the Environment (MfE) have started to provide local authorities with a range of market indicators that local authorities are required to monitor under policy PB6 of the National Policy Statement – Urban Development Capacity. At this stage, the data includes only some housing indicators, with more to follow.

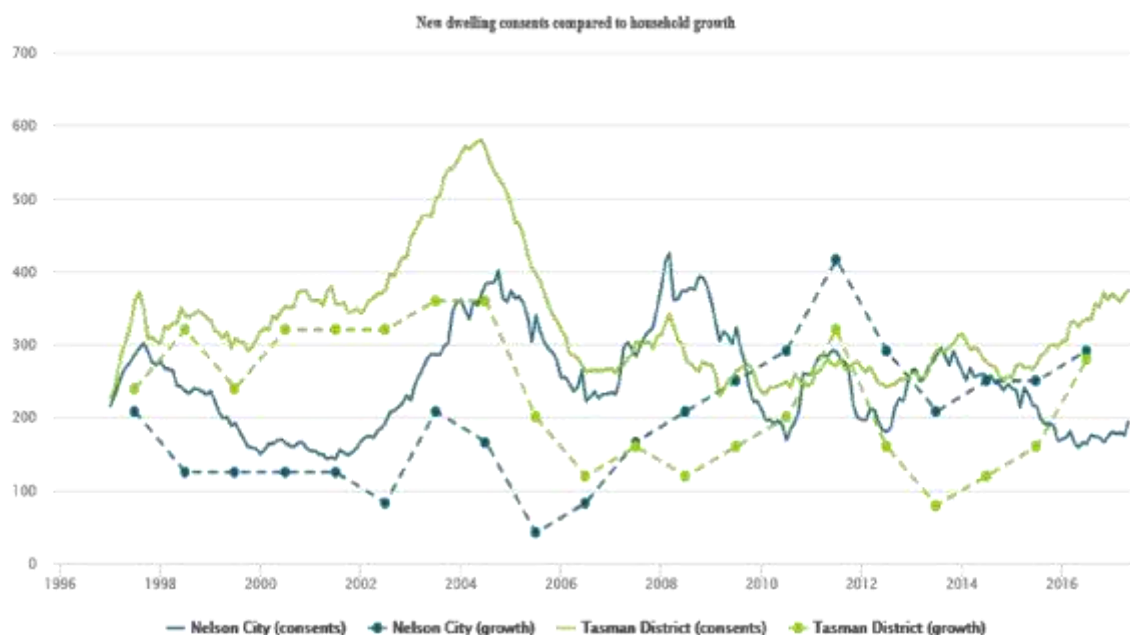
1. Demand and Supply



Graph 1. New dwelling consents compared to household growth – Nelson-Tasman Regions Combined.

Over the last two decades, Nelson and Tasman have generally had enough new housing to meet household growth. However, in the last few years, consents for new dwellings in Nelson do not appear to be keeping up with population growth. Despite Tasman's growth in new dwellings exceeding household growth in the region, an apparent overall under-supply in the combined Nelson-Tasman market could be one contributor to the increase in house prices in the last year. In reality there are number of market dynamics involved that affect the supply of affordable housing, including cost of infrastructure, financing packages for low income home owners, the market's limited provision of smaller housing, timing of release of land by owners, and building costs.

The following chart indicates there has been an apparent under-supply in housing in Nelson, while consents for new dwellings in Tasman have continued to exceed the estimated growth in new households.



Graph 2. New dwelling consents compared to household growth – Nelson City and Tasman District

Household growth is the estimated number of new households and is calculated from the estimated resident population, divided by the local average housing size. The actual resident population and household numbers will be confirmed by the 2018 Census. Previous Census results have revised Nelson's population estimates by +/- 4%.

MBIE/MfE's supply estimates use the number of new dwelling consents lagged by six months to account for the time taken from consenting to completion (presented as a 12 month rolling average).

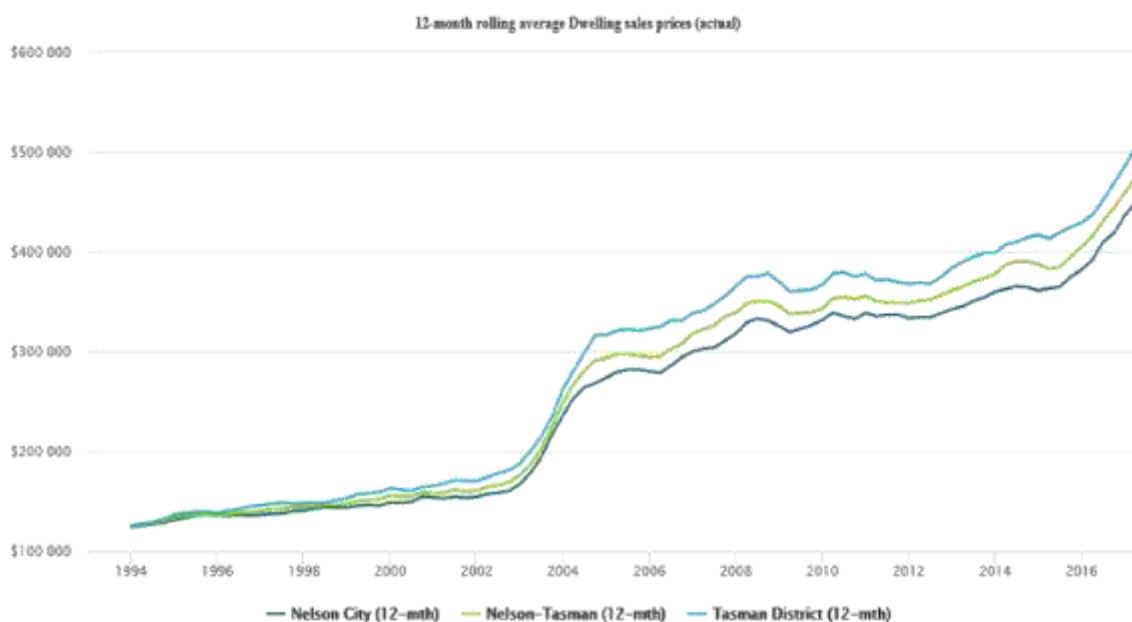
The apparent shortage of new housing in Nelson is despite an estimated ten years' worth of dwelling capacity on land which is zoned, serviced and feasible for residential development.

Nationally, construction costs are increasing³ due to high levels of construction activity and capacity constraints. This may indicate that the local construction industry is capacity-constrained and facing challenges scaling up to build more homes in response to demand. Building costs represent the single largest cost component when building a house, at around 50% and these costs are currently rising.

³ <http://www.stuff.co.nz/business/89470174/Construction-costs-rising-as-peak-approaches-RLB>

<http://www.stuff.co.nz/business/property/92322694/construction-costs-continue-to-rise-in-2017-colliers>

2. Prices and rents



Graph 3: Dwelling sales prices – actual, rolling average, Nelson-Tasman combined, Nelson City, Tasman District

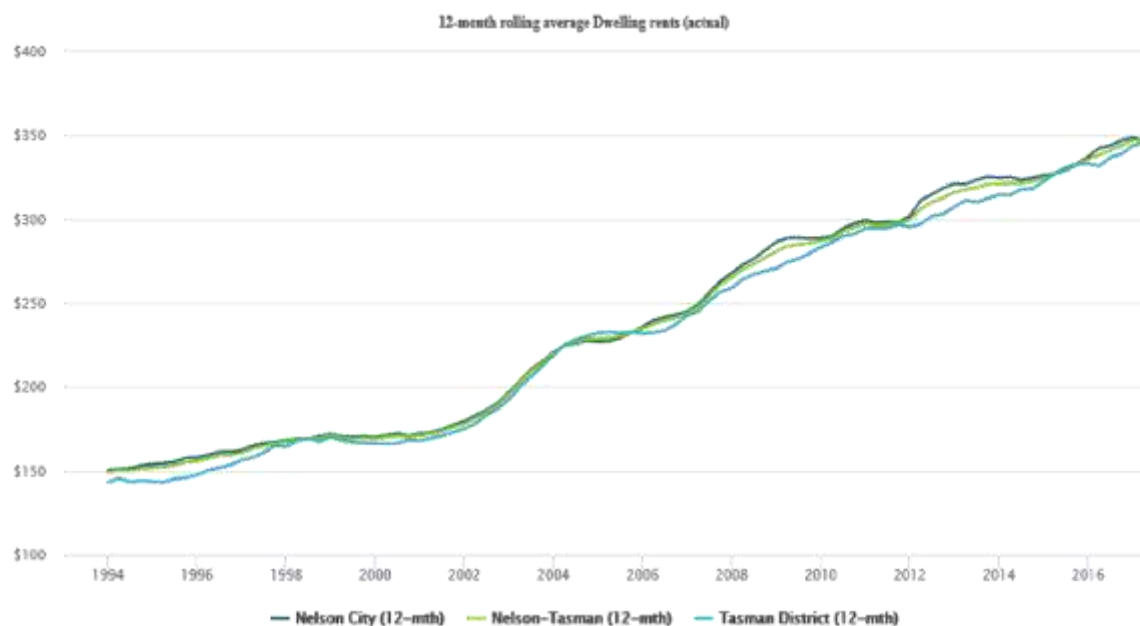
Housing prices have increased over time in both Nelson and Tasman Districts. The median sale price for the year ended March 2017 was \$449,250 in Nelson and \$504,875 in Tasman.

Across the combined Nelson-Tasman Districts area, prices increased 14% during the year ended March 2017, compared with a 9% increase in the year ended March 2016, and a 1% decrease in prices in the year ended March 2015. Nelson and Tasman experienced similar trends in house prices.

Increasing prices in Tasman, despite an apparent over-supply relative to household growth, could be due to several factors:

- meeting some of the demand from the growth in Nelson households
- increasing demand for visitor/non-resident accommodation
- an upsurge in people from other regions who are purchasing investment properties or moving to the region
- land banking

Future reports will investigate these factors in more detail with the use of additional indicators.



Graph 4: Dwelling rents – actual, rolling average, Nelson-Tasman combined, Nelson City, Tasman District

Residential rents have also generally been increasing over time, but at a slower rate than house prices. This increase may suggest that there is a shortfall in housing which is also affecting the rental market.

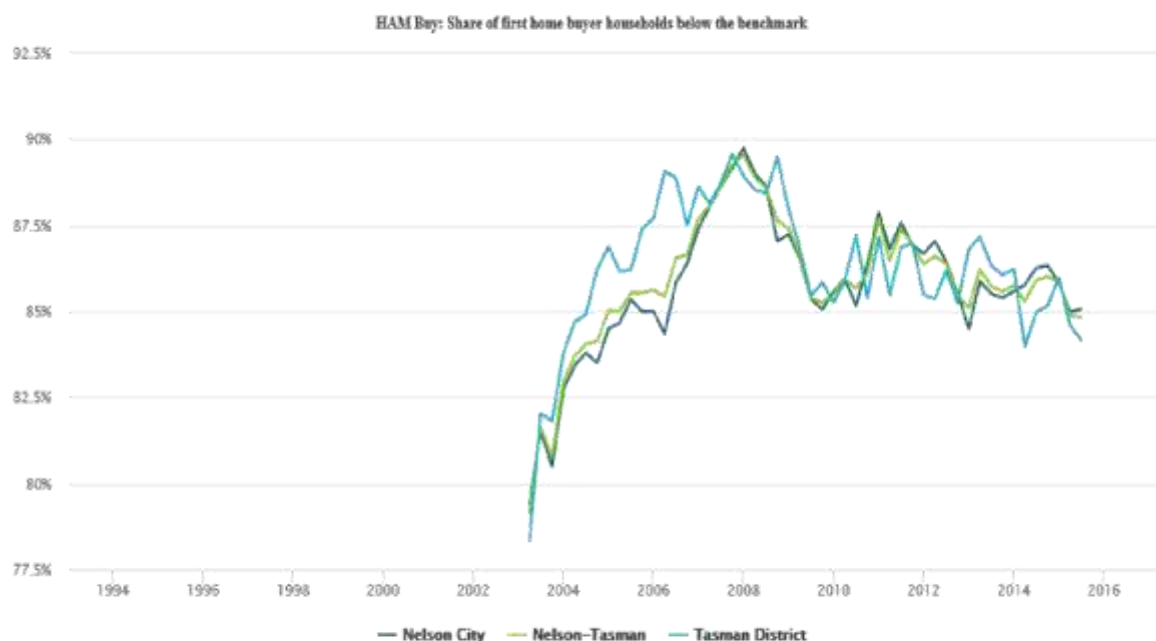
Other factors, such as the availability and cost of mortgage finance, may also affect the price that people are willing and able to pay for a home without directly increasing rents.

3. Housing affordability

MBIE have provided two Housing Affordability Measures (HAM), HAM Buy and HAM Rent, to measure trends in affordability of house prices and rents relative to income. These are initially being released as an experimental statistical series and MBIE advises that users should exercise caution given the draft state of the measure. The HAM uses data on household incomes of rental households, house prices, and rents. The HAM is designed to map shifts in affordability over time, showing whether there are more or fewer households that have more or less income left over after paying for their housing costs.

For potential home-owning households, HAM Buy calculates what their residual income would be after housing costs if they were to buy a modest first home in the area in which they currently live. Their residual income is compared to a 2013 affordability benchmark (the median residual income, adjusted for inflation and household size). Households are classified as being either above or below the affordability benchmark. A higher number on the chart indicates a higher proportion of households that would have less than that benchmark amount left over after mortgage payments on a lower-quartile house, and therefore the less affordable is the housing.

The HAM Rent measure calculates the residual income of renting households would be after rental housing costs and compares that against the 2013 affordability benchmark. Again, a higher number on the chart indicates a lower level of affordability.



Graph 5: HAM Buy: Share of first-home buyer households below the affordability benchmark, Nelson-Tasman combined, Nelson City, Tasman District

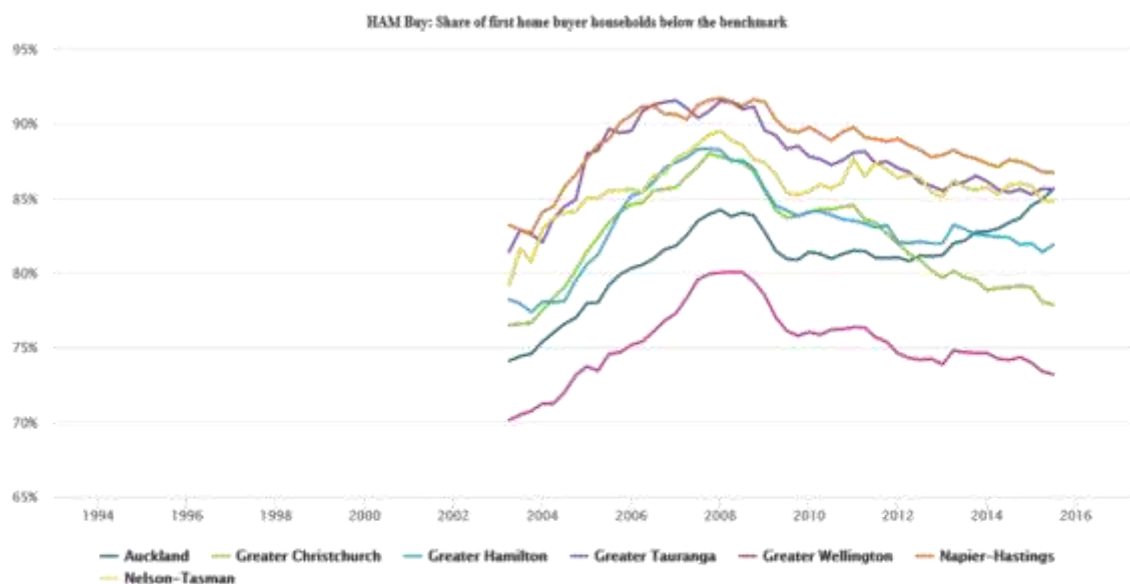
The HAM Buy measure for Nelson and Tasman Districts suggests that housing affordability was at its worse in late 2007 but, since 2010, has fluctuated between 84% and 88% of first home buyer households below the 2013 national benchmark of affordability. The measure indicates that at June 2015, 85% of first-home buyer households in Nelson, and 84% for Tasman, could not comfortably afford a typical 'first-home' priced house. This is defined as the lower quartile price point of housing in the area.



Graph 6: HAM Rent: Share of renting households below the affordability benchmark, Nelson-Tasman combined, Nelson City, Tasman District

The HAM Rent measure for Nelson and Tasman Districts suggests that rental affordability worsened between 2004 and 2014 but has improved in both regions since then. The measure indicates that at June 2015, 74% of rental households in Nelson, and 70% for Tasman, cannot comfortably afford typical rents, being below the 2013 national affordability benchmark.

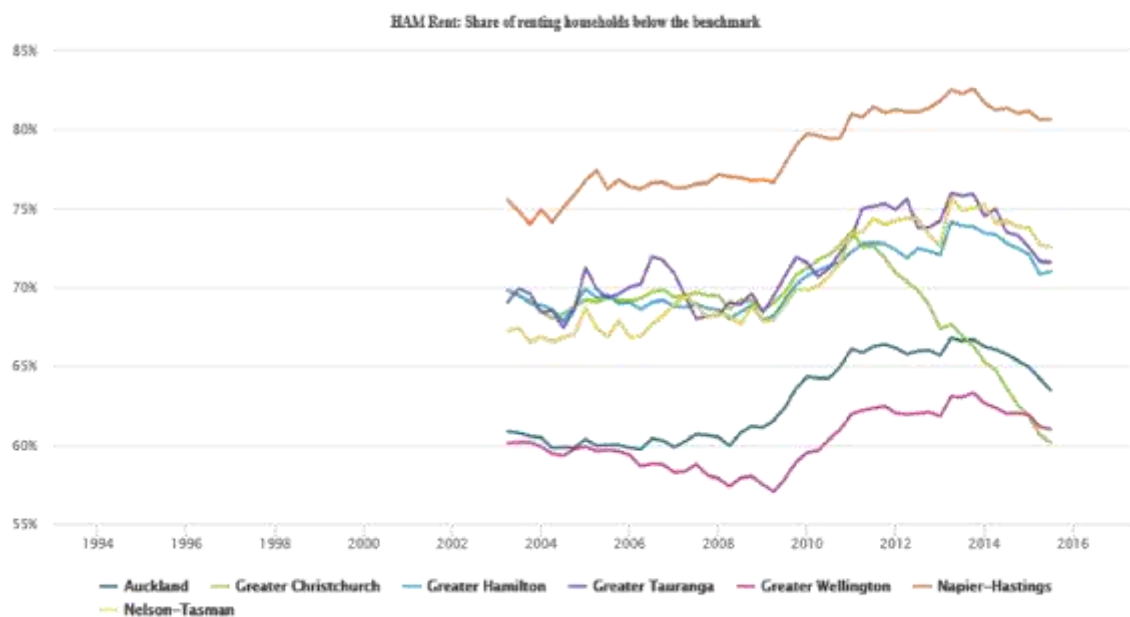
Benchmarking with other Expanded Urban Areas



Graph 7: HAM Buy: Share of first-home buyer households below the affordability benchmark, Expanded Urban Areas

Comparing affordability across a number of expanded urban areas shows that affordability got worse throughout New Zealand in the years leading up the Global Financial Crisis but has been relatively stable since then. However, housing affordability in Nelson/Tasman is at a similar level to Auckland and Tauranga, but is worse than in Hamilton, Christchurch and Wellington.

Rental affordability in Nelson is at a similar level to Tauranga and Hamilton but is worse than in Auckland, Wellington, and Christchurch.



Graph 8: HAM Rent: Share of renting households below the affordability benchmark, Expanded Urban Areas

Massey University aggregate housing affordability index

HOME AFFORDABILITY INDEX			PERCENTAGE CHANGE IN HOME AFFORDABILITY IN THE LAST 12 MONTHS	
Region	Nov 2016	Feb 2017	Improvement	Decline
Northland	19.3	20.1	-	9.2%
Auckland	35.0	32.3	4.4%	-
Waikato/Bay of Plenty	21.8	20.6	-	0.6%
Hawke's Bay	15.6	15.8	5.3%	-
Taranaki	14.8	13.1	9.9%	-
Manawatu/Whanganui	12.4	11.7	4.4%	-
Wellington	19.6	19.9	-	2.3%
Nelson/Marlborough	22.0	20.6	0.6%	-
Canterbury/Westland	19.4	18.4	10.8%	-
Otago	14.4	14.8	-	7.5%
Central Otago Lakes	32.4	35.0	-	11.2%
Southland	10.7	9.6	11.0%	-
New Zealand	22.4	20.8	2.2%	-

The Massey University aggregate housing affordability index (March 2017) shows that the Nelson-Tasman-Marlborough regional cluster is experiencing affordability challenges. While the index improved by 0.6% in the previous 12 months, this was less than the national improvement of 2.2%. Based on this index the region remains the third least affordable region in the country behind Central Otago Lakes and Auckland.

As with the HAM, the Massey Home Affordability Index also takes into account the cost of borrowing as well as house prices and wage levels. Unlike the HAM measure, the income data is for both renting and owner-occupier households. The mortgage interest rate figures are drawn from Reserve Bank data. Housing prices are released by the Real Estate Institute of New Zealand (REINZ).

The combination of this data provides the opportunity to calculate a reliable and useful summary index. The lower the index the more affordable the housing. The index allows for comparisons over time and between regions of relative housing affordability in New Zealand.

Council data

In addition to the MBIE data, both Nelson and Tasman councils have additional data on residential development trends which can provide further detail on the type and location of development. The following measures are for the parts of Nelson and Tasman that are within the Nelson Main Urban Area.

4. Building Consents Issued – Number of new dwelling units

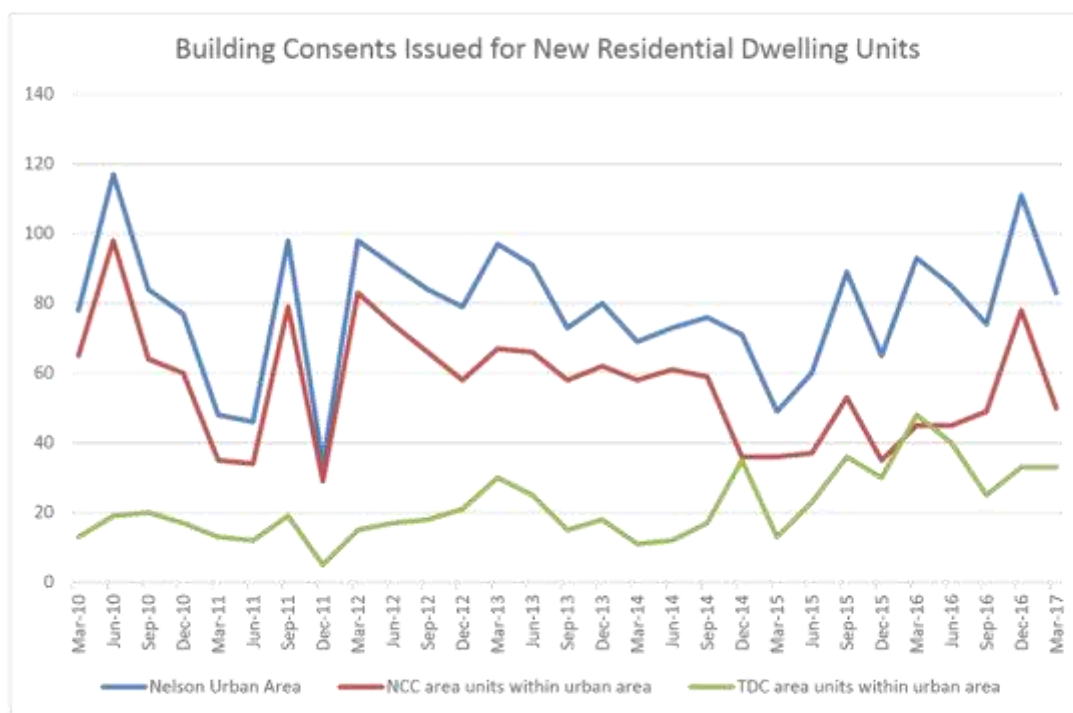
NCC: Building consents for new dwellings in the March 2017 quarter include 10 new retirement village units at 188 Songer St, Stoke.

The average size of new residential dwellings (excluding the retirement village units) was 197m².

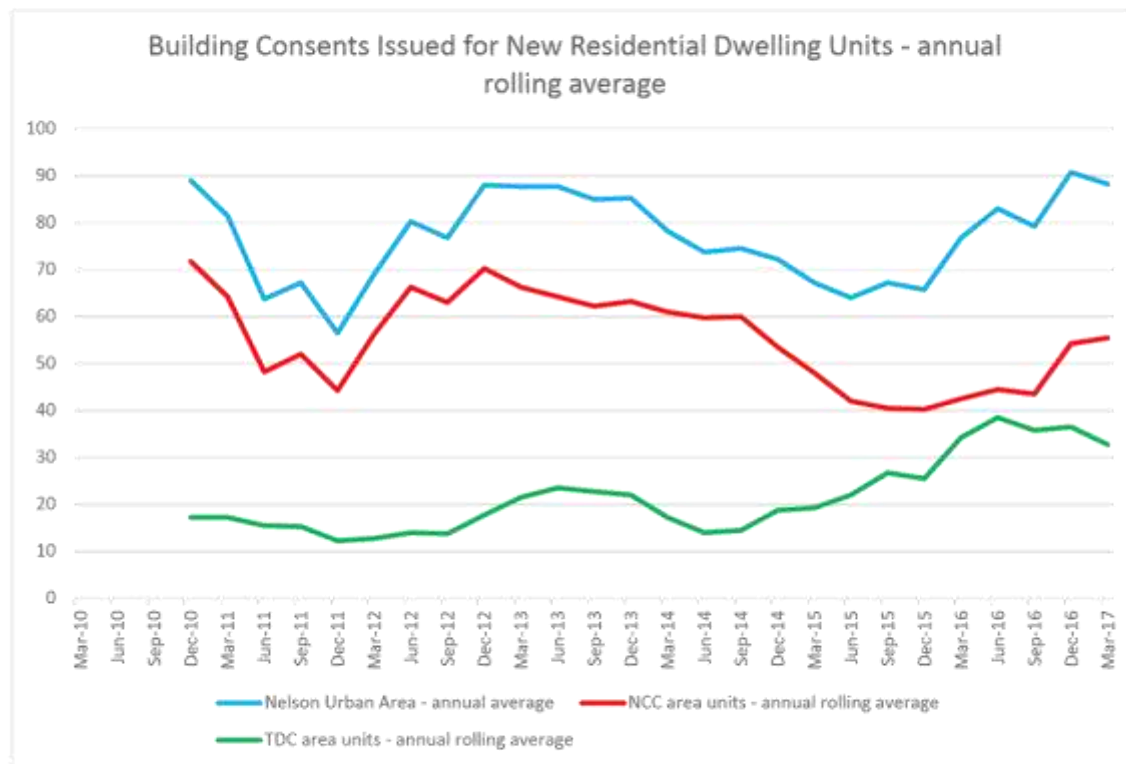
Building consents in the December 2016 quarter included six new units in the Special Housing Area in Orchard St, Stoke.

	Quarter				
	March 2016	June 2016	September 2016	December 2016	March 2017
Nelson Main Urban Area	93	85	74	111	83
NCC area units within Main Urban Area	45	45	49	78	50
TDC area units within Main Urban Area	48	40	25	33	33
NCC – all District	45	46	50	79	51
TDC – all District	95	97	97	101	83

Table 1. Building consents for new dwellings, actual numbers (Statistics New Zealand)



The following graph shows a rolling 12-month average of building consents for new dwellings which removes seasonal fluctuations. This indicates that consents for new residential dwellings in Nelson are starting to increase, while consents for new dwellings in Richmond/Hope are currently stabilising. However numbers of building consents are expected to increase in the next 12-18 months based on knowledge of developments, in addition to recent Special Housing Areas.



5. Yield of serviced residential sites from residential zoned land

Numbers of new sections can vary significantly between quarters.

However, Nelson has seen 73 new sections created in the March 2017 quarter which is higher than any other quarter in the last few years.

Tasman's figures represent the area units which fall within the Nelson Main Urban Area only which essentially is Richmond and Hope.

	Quarter						
	Sep-15	Dec-15	Mar-16	Jun-16	Sep-16	Dec-16	Mar-17
NCC area units within urban area	36	13	44	32	53	4	73
TDC area units within Main Urban Area	Jul 15 – Dec 15 87 (Richmond)		Jan 16 – Jul 16 24 (Richmond)		Jul 16- Dec 16 29 (Richmond)		63 (Richmond)

Resource Consents for residential units

NCC: In the March 2017 quarter, there were ten resource consents for residential subdivisions, including two for Special Housing Areas (SHAs). These consents were to create 104 new residential lots, of which 79 were in SHAs and 2 were lifestyle blocks (rural residential). The two SHAs granted consent were for 37 units at 33 Beach Rd, Tahunanui and 42 units at 16 Paru Paru Rd, Nelson.

TDC has only started monitoring residential units by resource consent from April 2017 onwards.

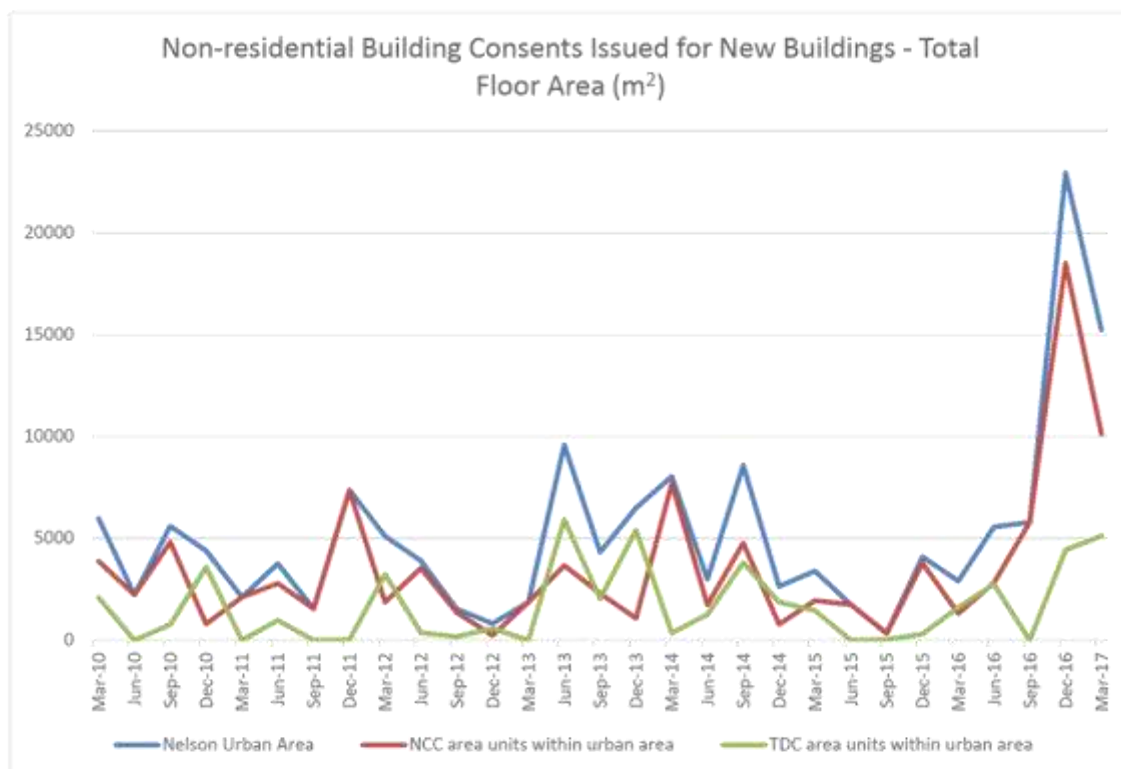
Non-residential Development Trends

6. Building Consents Issued for New Buildings – Total Floor Area (m2)

	Quarter				
	Mar-16	Jun-16	Sep-16	Dec-16	Mar-17
Nelson Urban Area	2912	5559	5793	22953	15243
NCC area units within urban area	1307	2811	5793	18516	10126
TDC area units within urban area	1605	2748	0	4437	5117
All Nelson City	1307	2811	5793	18516	10126
All Tasman District	2125	3601	1227	6588	5782

NCC: In the March 2017 quarter, Nelson has consented 10,126m² of new commercial and industrial buildings. This included the new airport terminal (5,000m²). The high value in the December 2016 quarter was largely due to the consent for the new wine warehouse at Port Nelson (15,230m²).

TDC: In the March 2017 quarter, Tasman has consented 5,117m² of new commercial and industrial buildings in Richmond/Hope. This included 4,300m² categorised as storage buildings.



This data is for consents for new buildings that are either commercial buildings, or factories, industrial, and storage buildings, or hotels, motels, boarding houses, and prisons.

7. Yield of serviced industrial/commercial sites from industrial/commercial zoned land

NCC: there were no titles issued in the March 2017 quarter for new industrial or commercial sites.

TDC: there were no titles issued in the March 2017 quarter for new industrial or commercial sites.

8. Resource Consents for industrial/commercial units

NCC: In the March 2017 quarter, there were four commercial units consented for unit title subdivision as part of the Special Housing Area at 16 Paru Paru Road.

TDC has only started monitoring business units by resource consent from April 2017 onwards.