

# OPEN MINUTE ITEM ATTACHMENTS

Ordinary meeting of the

**Nelson City Council** 

Thursday 8 August 2019 Commencing at 9.00a.m. Council Chamber

**Civic House** 

110 Trafalgar Street, Nelson

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A2237815 Bob Bickerton, Nelson Music Festival Trust, Public Forum, Council, 8 August 2019

64%

20%

\$6,448,520

\$71.65



### Updating on Nelson's Climate Emergency think tank

# ACE | Action for the Climate Emergency

- 2 presentations to NCC forums
- Six articles in the Nelson Mail, more coming
- Six climate crisis related workshops
- Offer of workshops for NCC (declined)
- Invited to run workshops in Auckland

### Climate recap: one-off 12 year window or much less Existential threat. Peak CO2 in 2020

"We have 12 years to limit climate change catastrophe, warns UN" Guardian 8 Oct 2018. (And must reach peak CO2 during 2020)

"The maths is brutally clear... The world may be fatally wounded by negligence by 2020," Hans Joachim Schellnhuber, director, Potsdam Climate Institute.



### Any doubt we should call it "an emergency"?

#### Civil Defence Emergency Management Act 2002

#### 4. Interpretation

emergency means a situation that-

- (a) is the result of any happening, whether natural or otherwise, including, without limitation ... [lots of e.g.s]; and
- (b) causes or may cause loss of life or injury or illness or distress or in any way endangers the safety of the public or property in New Zealand or any part of New Zealand; and
- (c) cannot be dealt with by emergency services, or otherwise requires a significant and coordinated response under this Act



**Unfortunately** 

### NCC doing some good Climate Emergency stuff

Declared CE, and put in serious funding.

CEMARS initial GHG profiling complete

(I had no opportunity to take stock of the report)

Prioritised appointment of climate specialist

Supported climate forum in principle

Considering changing agriculture into forestry

Considering swimming pool energy – see later



# Climate guru's "priority" job description took 12 weeks During that time

The world's oceans have risen almost Imm

Around 500 species have gone extinct

Atmospheric CO2 has risen an alarming 0.25%

We've used 17% of the time to reach peak CO2 or 2% of the critical 12 years available

NCCs front desk is still unclear what to tell citizens



#### In the next 10 weeks, due to the elections,

"a more proactive campaign on the climate emergency isn't appropriate" (Good grief! "Not appropriate"?!)

"business as usual communications now until the new Council is in place" (Auditor General advice! Get another AG!)

"avoid advantaging or disadvantaging any potential councillors or pre-empting the new Council's decision making" (And disadvantage the whole of Nelson while we wait?)

"No because..."

"Yes if ..."



#### NCC is treating it like a "State of Climate Em"

What's "Em"?

"Emergency" without any ergency



#### NCC scorecard on the Climate Emergency 6/8/19

37%

22/60 on six parameters

See separate slide at end for details

(Does not factor in CEMARS report)



# 2019 Creative Bureaucracy Festival, Berlin. "For Innovators of the Public Sector"

- 2018: 1200 attendees from 21 countries
- "Climate rescue: the new bureaucratic paradigm"
- I've been invited onto the climate change panel.
- Give me better stuff to report on Nelson.



#### Riverside pool showers and climate

Change shower heads, save 5 million litres, 120 MWh, 13 tCO2e annually



- **Annual GHG reductions (electricity only)**
- = 150 return flights Nelson to Wellington
- = CO2 absorbed by 500 large trees
- Also save
- 5,000,000 litres water (20 pools) in and out
- \$18,000 in electricity (@ \$0.15/unit)



#### Doing our bit for the climate emergency

Dear Swimmers. Changing to low flow showers saves heaps of greenhouse gases, water, money, electricity and drainage.





### How's this for "Creative Bureaucracy"?

Regional Land Traport meeting 1st July

N1) Communities have access to a range of travel choices to meet their social, economic, health and cultural needs

N2) Enable access to social and economic opportunities by investing in public transport

Journey to work mode (census data and residents

TARGET

survey)

Increase in share of weekday journeys to work trips undertaken by walking, cycling and public transport to at least 25% by 2018

RESPONSE

Target of 25% **not met**. The 2018 Residents Survey indicated 15% of people travelled to work by active modes. This is the lowest result since 2009 when 12% was recorded. The highest results were 23% in 2010, 2012 and 2016. The target has been revised to 20% in the 2018-28AMP. This closely matches the 2013 census

result of 19%.





### What sort of "Creative Bureaucracy" is this? Regional Land Transport meeting 1st July

- It's exactly the wrong sort, even without a climate emergency
- Are those people still in the job?
- Try that with speed limits: "People keep having accidents because they drive too fast. We'll raise the speed limit."
- You must reverse that decision



### A chance to get our buses rocking!

- Nelson region globally extreme private car use
- Public transport essential for climate savvy cities
- So is electrification of buses.
- NCC planning bus tender and new hub/terminal
- I. Electric buses and full terminal charging essential.
- 2. Invest in increased routes, frequency, low/free fares
- Moratorium on all low density subdivisions
   OR charge developers 50 year bus pass/2 bedrooms.



#### Arterial Route and low emissions

- The Mayor seeks an arterial route with lower emissions.
- Lowering emissions is more crucial than the arterial.
- Show us the strategies for achieving that -
  - Reducing fossil fuel vehicles? (then why build the road?) and
  - Low-carbon road construction? and
  - A full long-term CO2 footprint of displacing families and businesses
  - And factoring in the rising carbon pricing under Zero Carbon Bill
- Have NZTA been instructed to address these key issues?
- Or my unanswered questions (been on the table for years)?

#### Thankyou. See you again - soon!

The



Team.



## NCC score on the Climate Emergency 37% (22/60) (as at 6/8/19 against widely accepted parameters)

- O Ambitious carbon zero targets. 4/10. Not known, is there the will?
- o Telling the climate crisis as it is. 3/10 Weak, mixed or no messages
- o Climate change a priority in council decisions 4/10 Appointment $\sqrt{\phantom{a}}$
- o Engaging and informing the community. 3/10 Mostly reactive
- o Collaboration to maximise effective responses. 6/10 Some but limited
- o Setting tight timeframes for implementing. 2/10 Lacking drive



(Does not factor in CEMARS report)

#### Swimming pools and climate

- Riverside pool pays for power, water, and drainage
- 2015: 400 showers/day, 12 l/min 5 min/shower 24.000 l/day
- Change 5 I/min. Save 16,400 I/day water (\$30/day?), drainage (\$?)
   Save 400 kWh/day (say \$60/day @ \$0.15/unit)
- Save 120 MWh/year
- Save 13 t CO2e/300 day year elec only (CO2e 0.11)
- Equivalent to 150 return Nelson to Wellington
- Or CO2 absorbed by 500+ large trees (25 kg/tree/year)
- Co-benefit saving PA: \$18,000; 5,000,000 litres (20 pools)



#### Unanswered questions on the arterial

- Where (anywhere) is a successful long-term example on which to model the arterial?
- What must we do in addition to building it in order to reduce congestion effectively?
- Or is it now accepted it won't ease congestion long term?



#### SUGGESTIONS FROM ACE GROUP FOR LETTER FROM NCC TO NZTA RE

	CLIMATE EMERGENCY
NCC etc.	
NZTA etc.	
Dear NZTA,	
	De Trenenartation Nativarly Study and Nolson's Climate Emanage

Re. Transportation Network Study, and Nelson's Climate Emergency

We are writing in regard to the above study and its relationship to climate change generally, and to this city's Declaration of a Climate Emergency in particular.

As you will be aware, emissions associated with transportation are critical contributors to the climate crisis facing the world. In New Zealand, this is particularly problematic, with such emissions amounting to some 20% of our national greenhouse gas emissions profile, with them being among the fastest growing of our emissions, and with our per capita transport emissions 4th worst in the OECD

This letter is to ensure that, in your considerations of transport options for the Nelson region, and consistent with the state of Climate Emergency we have declared, you take an integrated view that gives the highest level of priority to the rapid reduction of associated GHG emissions. This should be taken into account across all aspects of regional transport (including likely candidates for future transport technologies) and with regard to the following options:

- Reduction to zero net emissions from transport by either 2035 or 2050 (two options) in general accordance with the "stepping stones" approach proposed by the Zero Carbon Bill.
- The impact of the previous item on the rationale for constructing a new arterial route.
- The carbon footprint of the construction of any suggested highway, and options for reducing that.
- The impact on vehicle carbon emissions of route changes resulting from any proposed highway.
- An assessment of the long-term CO2e footprint of displacing families and businesses, including likely changes to their patterns of travel.
- · Factoring in a mid-range scenario for rising carbon pricing over the next 30 years under the Zero Carbon Bill.

We thank you in anticipation for your cooperation in this, and will be most interested in the outcome.

YF etc.



### Built 1928, Group B heritage Building Nelson RMP HPT Rank II structure







A2241179

Peter Kortegast Public Forum, Council 8 August 2019





From: Andrew Petheram <andrew.petheram@ncc.govt.nz>

Sent: Thursday, 1 August 2019 9:21 AM

To: Kortegast, Peter < peter.kortegast@wsp.com >

Cc: Kirsty Kennedy < kirsty.kennedy@ncc.govt.nz>

Subject: Anchor Building Veranda

#### Hi Pete

I understand you are following up re the Anchor building veranda. I am advised that reinstatement will be undertaken in October. Ian Bowman from Heritage NZ has been involved. Give me a call if you want more info.

Are you out of town at present? What are you up to? Still active?

Regards

Pethers

#### **Andrew Petheram**

Property Parks and Facilities Asset Manager Nelson City Council / *Te Kaunihera o Whakatū* 03 546 0240

www.nelson.co.nz

Tahunanui Business Association - Tahunanui Pond

The Tahunanui Business Association (TBA) has been involved in the Objectives and Policies set out in the Tahunanui Reserve Management plan since 2003. The plan was adopted by council in 2004.

That being:

To minimise the adverse effects of polluted and/or eutrophic water discharge from Modellers Pond.

The Tahunanui Business Association supports Option 2 that being the Full upgrade of the pond with a concrete base and circulation system.

- The "pond working party" established by council (including a TBA
  representative) has spent numerous hours voluntarily working to support the
  council in finding a solution. The working party has developed an in depth
  understanding of the variables involved in this project.
- There are two biological issues a) Rupia Weed which grows from nutrients in the base of the pond and b) Algae which grows from nutrients suspended in the water.
- The council has had numerous reports all have pointed to the fact that to
  control the weed (rupia) a concrete base is necessary so that rupia has no
  sediment base in which to grow. Furthermore any residual contaminants from
  the storm water could be mechanically removed from the pond as and when
  required.
- The trialled use of the biological solution Diatomix to control the algae in the pond was stymied from the outset by a lack of data of the level of nutrients entering the pond from the storm water which led to the dosing levels allowable under the consent being too low.
- The trial has proven that Diatomix has had an effect in the control of the
  algae and therefore will always be an option for the future management
  should it ever be required. The Tahunanui rating base (residents and
  business's) is a major contributor to the economy of the city. Indeed the
  TBA believes the Beach reserve continues to be a major community asset
  and attraction.
- Mr Louverdis is on record in pointing out to the mayor, at a council
  meeting, that the 'pond is an essential part of the storm water
  infrastructure' and that if the pumping station and the settling area of the
  pond were not there, 'There would be serious flooding in Tahunanui'.
  He also pointed out that in a heavy rain event, the volume of water being
  pumped into the pond was equivalent to "one Volkswagen beetle per
  second". (1500 litres per second)
- As the TBA representative on the working party and a resident that is concerned about the Tahunanui reserve environment. I am not optimistic that the 'sketched' version of a new stormwater outlet channel as per option 3 and 4, will provide the same environmental protection to the "back beach" embayment as the pond does. Having been present when the stormwater pumping station delivers its load to the pond after a dry period, one can witness the <u>black</u> material that is delivered into the pond. (I have photographic and video clips of this) The sediment material that builds up in the pond is black. Without the mixing and settling that occurs in the pond this material would be flushed directly into the back beach turning this sensitive environment black with contaminated sludge.

A2241452 Council, 8 August 2019

- As a ratepayer and resident in Tahunanui, I am totally opposed to staff
  delaying the progressing of option 2 and spending \$160,000 to provide
  yet another report. The staff report states this report will not even
  provide detailed design or consents. Option 2 is a solution that has a
  consent and a detailed design, it is ready to go.
- This current working group led by Councillor Walker has provided the most comprehensive assessment of all options both biological and mechanical to fix this infra structure problem once and for all. TBA has through the annual plan process over several years, pleaded with council to get on with concreting the base of the pond. (option 2) Delaying this action has seen the cost increase markedly. Council set aside over \$900,000 in a previous annual plan. For goodness sake do it now before the costs increase further, it will never be cheaper than now. In the words of a well known politian 'There's been too much Hui and not enough doey'.
- The Tahunanui Pond is a council asset which has been developed by
  voluntary community groups over a number of years. The pond has in the
  past been used by large numbers of the community not just the modellers
  membership. We believe these community users will return when the
  pond is in a usable state.

John Gilbertson - Tahunanui Business Assn

A2241452

Council, 8 August 2019

Pond Use and Possible use







A2241452

Council, 8 August 2019

Item 11: Tahunanui Modellers Pond Trial - Way Forward: Attachment 1



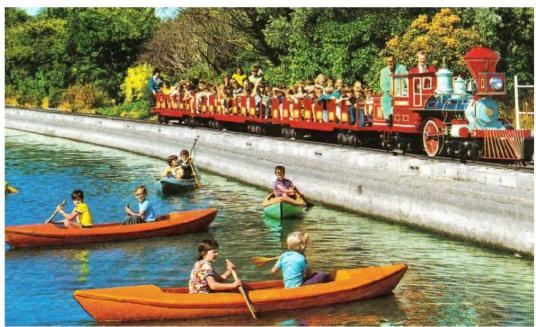




A2241452 Council, 8 August 2019

Item 11: Tahunanui Modellers Pond Trial - Way Forward: Attachment 1

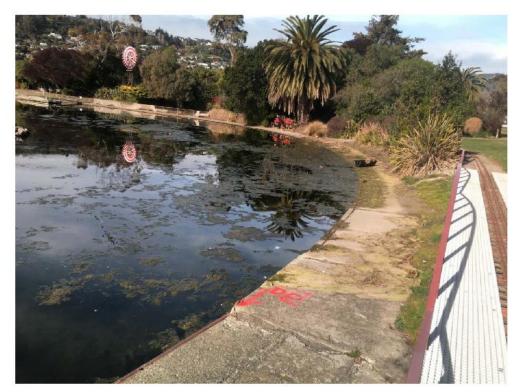






Pond 7/8/19 Since stopping Dosing





A2241452

Council, 8 August 2019

# 2019 LGNZ Annual Conference Report for NCC

By Matt Lawrey

# Te Kainga: Wellington's inner-city housing project that we should adopt and adapt for Nelson

#### Innovation

The highlight of the 2019 conference for me was learning about Te Kainga (meaning: The Village) – a project that is seeing Wellington City Council working with private property owners to convert unused commercial spaces into residential developments that will offer Wellingtonians below market rent places to live and bring more people into the central city.

Under the arrangement that's believed to be a New Zealand first, The Wellington Company, a business owned by the Cassels family, is converting five floors of a nine-storey 1980s office building at 195 Willis St into 35 apartments.

In the process the company is also carrying out required earthquake strengthening.

In return, Wellington City Council has signed a 15-year lease on the five floors and will rent the one, two and three-bedroom apartments for less than the market rate.

The Council's housing team will manage the apartments while The Wellington Company will be responsible for the building's lower levels, which are leased by commercial tenants, and the apartments' communal spaces.

The development has been given the name Te Kainga: Aroha.

The Wellington Company has committed to meeting the council's rental WOF and getting the building up to 80 percent NBS.

They will also pay for free Wi-Fi, rubbish facilities, and an affordable hot water system.

Tenants' rents will be tied to increases to the Consumer Price Index and not the market rate and WCC says the project will be "cost neutral" for ratepayers.

A2240907

#### On site

I was fortunate enough to be given an extensive tour of the construction site on the last day of the conference after Wellington's Mayor Justin Lester put me in contact with Alex Cassels.

Some floors were nearing completion. Others looked like they'd been hit by a bomb.

The apartments that were nearing completion looked great. They were good sizes, featured good natural light and some spectacular views. Once they are completed, there will be little to distinguish them from apartments housed in brand new buildings.

It was explained to me that the cost of redeveloping and strengthening an existing building is massively cheaper than constructing a new one.

I'd love to tell you just how much but I suspect that's commercially sensitive.

#### More to come

Te Kainga: Aroha has yet to be completed but the model has sparked so much interest, the council has had approaches from the owners of other buildings and the city's Strategy Committee has agreed that the model will be rolled out for six more buildings.

Justin Lester says the private rental market in Wellington is broken.

"It's not working for students, it's not working for key workers such as teachers, nurses and firefighters," he says.

"They are having to live further and further away, outside of Wellington and commuting further and further to work, and that's not the sort of city we want to live in."

"We want to be innovative in our response. We want to create a secondary market, which has been done overseas, such as Whistler, Paris and Singapore," he said.

A2240907

## So many advantages

It's early days but it looks like Te Kainga could end up being a winner on multiple levels.

- 1. The property owner gets a 15-year lease for a building they might otherwise struggle to rent and through the deal adds value to their asset.
- 2. The redevelopment puts money into the city and creates jobs.
- 3. The city gets a little safer as a building's earthquake rating increases.
- 4. The tenants get somewhere to live that costs less than the market rate and which will become increasingly affordable as rent increases will be based on CPI not the rental market.
- 5. Tenants get security of tenure in a home that is safe, warm, double-glazed and close to everything.
- 6. They also have greater chance of saving money for their own home.
- 7. More people living in town makes businesses in the central city more viable.
- 8. Increased numbers of people in town makes the central city safer.
- 9. It inspires other property owners to do the same.
- 10. Council makes a positive difference in people's lives.

## How might Te Kainga work here?

There is no doubt that Nelson is very different to Wellington.

We don't have buildings of Wellington's scale and, when it comes to housing, Nelson City Council is very different to Wellington City Council.

For instance, WCC has 2090 social housing properties making it the second-biggest landlord in the country whereas NCC has 142 pensioner flats and we're investigating selling them to Housing NZ or the Nelson Tasman Housing Trust.

A2240907

What we share with Wellington, however, is a housing crisis and plenty of empty office space. We also face the challenge of keeping life in our central city at a time when retail is contracting and more people are working from home.

Given that we lack buildings the size of 195 Willis St, I think NCC should investigate how the Te Kainga model might work over multiple smaller sites.

Council could manage the tenancies in-house or we could contract that work out.

Either way the rental return would need to cover the cost of the administration that supports it.

#### Conclusion

Nelson could learn a lot from Te Kainga. Our central city is has a lot of empty space above ground level. The impression I have got over the last decade is that we are desperately in need some innovation when it comes to bringing greater life to the central city and giving people more housing options.

Over the last six years I have been on Council I've seen a lot of time, energy and money going into trying to encourage new builds through Special Housing Areas.

This strategy has not provided the increase in housing supply we had hoped for mainly because of the eye-watering cost of building.

As explained above, Nelson has plenty of empty office space and the cost of converting existing commercial space can be massively cheaper than building new.

We should investigate attempting a similar project here. We should invite Alex Cassels of The Wellington Company to Nelson to talk Council and local property owners about Te Kainga. I'll definitely be campaigning on Nelson doing a local version of Te Kainga at the upcoming election.

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# LGNZ Conference

Matt Lawrey

