Nelson City Council
Te Kaunihera o Whakatū

OPEN

MINUTE ITEM ATTACHMENTS

Ordinary meeting of the

Nelson City Council

Tuesday 22 September 2020
Commencing at 9.00a.m.
Council Chamber

Civic House

110 Trafalgar Street, Nelson

TABLE OF CONTENTS **PAGE**

4.1 Public Forum - Save the Maitai Campaign - proposed rezoning of Kaka Valley to allow residential subdivision

A. A2471598 - Power Point presentation 3

B. A2471489 - Tabled document 15

M15162

9. Public Forum - Hospitality New Zealand

A. A2471612 - Power Point presentation 16

COMMUNITY VOICE

Please Protect the Maitai Valley (which includes Kaka Valley)

1. UNIQUE
2. Highly valued
3. Rezoning would have negative impacts
4. Please protect it & keep the rural zoning

UNIQUE

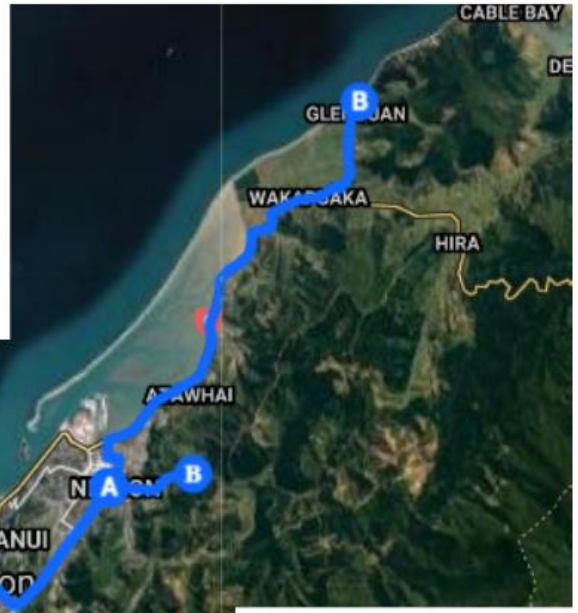
NOWHERE ELSE offers Nelsonians the unique combination of the Maitai:

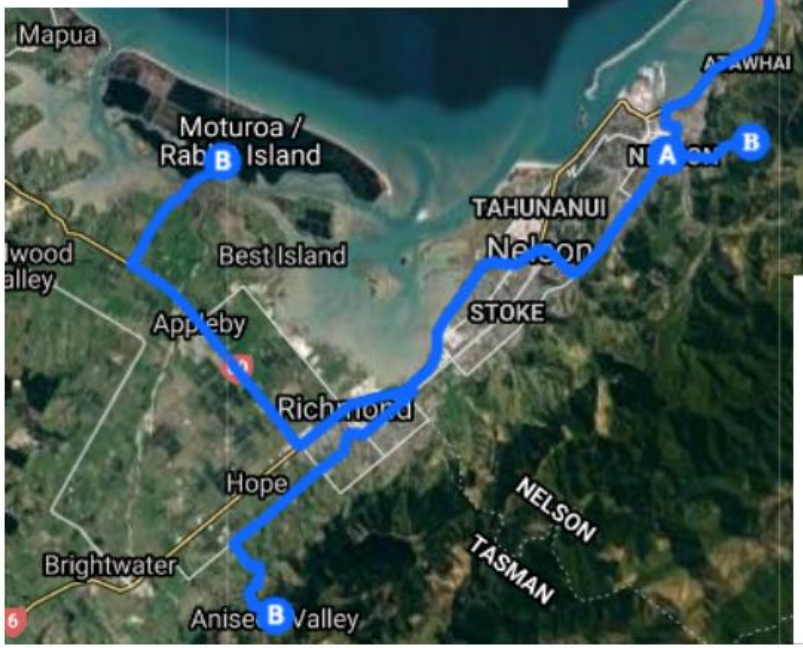
- Last valley protected by rural zoning
- Highly valued rural amenity
- Accessible to all
- Rural backdrop for a diverse range of recreation activities
- Historical significance to Māori as well as Pakeha

NO COMPARABLE SPOTS
with same proximity

Closest options:

- The Glen
- Aniseed Valley
- Rabbit Island

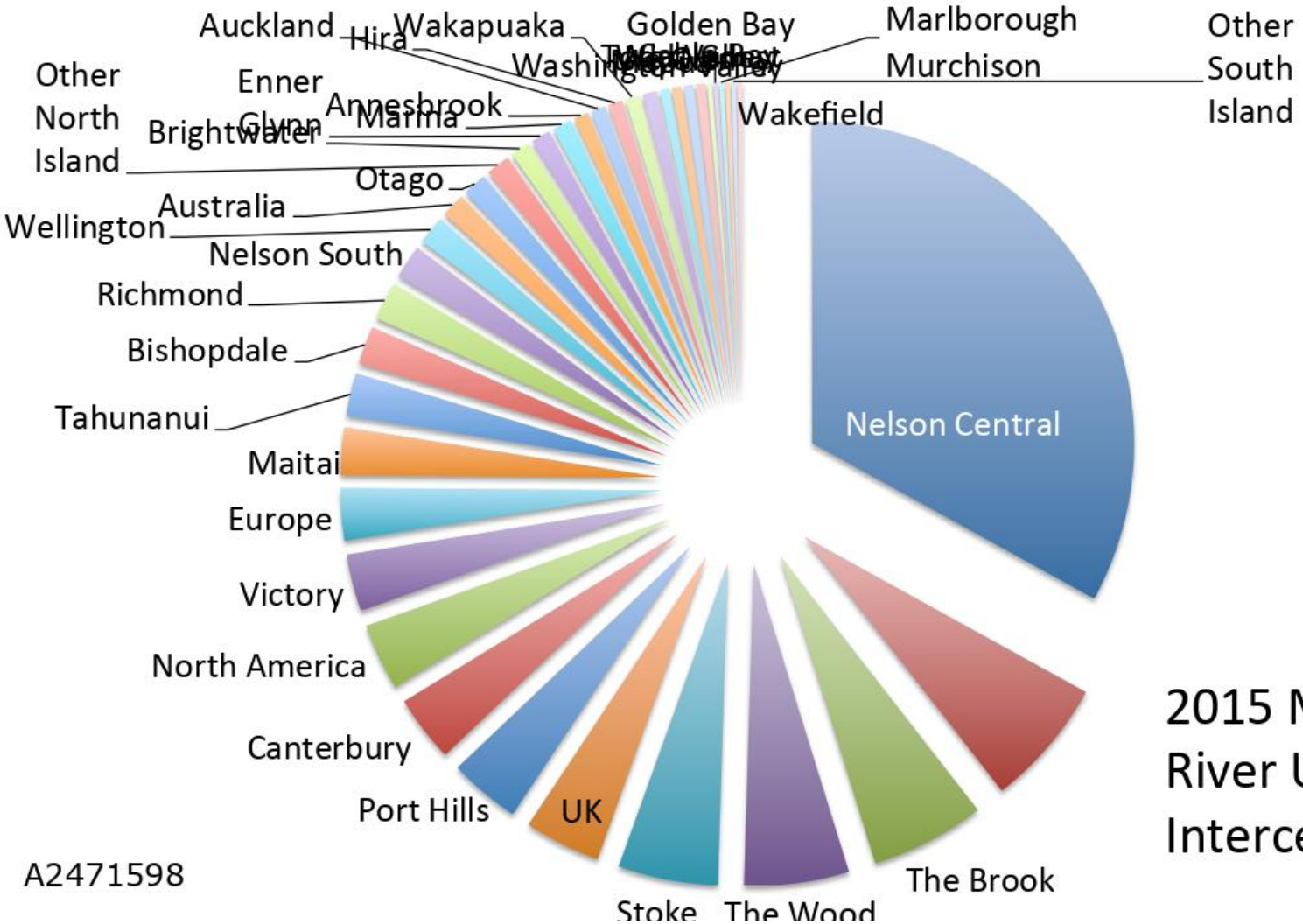




The Maitai will become an even more valuable rural asset for Nelson in the future.

MAITAI RIVER USERS

come from all over:



2015 Maitai River Users Intercept Survey

A2471598

BEST ASPECTS?

40% of comments relate to Rural Amenity (which supports Mental Health):

Calm Atmosphere / Peaceful	115
Beautiful / Nice / Scenic	74
Trees / Bush	74
Natural Surroundings	41
Wildlife	33
Grass / green	21
Few people	17
Large open space	11

- River Users' Survey 2015

HISTORICALLY VALUED

"An Opportunity to Be Grasped"

How highly prized were the facilities afforded for bathing and other forms of recreation in the Valley,

Nelsonians asked Council to buy Maitai reserve land in 1915

the value of which will be increasingly prized, when, as is the natural order of things, the breathing spaces tend to diminish in extent

GREENFIELD SUBDIVISION IN THE MAITAI

Impacts on our community

- Significant change for all Nelsonians
- River health / ecosystems
- Loss of rural amenity /ambience
- Increased traffic /use of fossil fuels
- Unnecessary infrastructure:
  water, storm-water, power, fibre-optic cables, roading, footpaths, kerb & channel, street-lighting, & traffic lights Nile St

INTENSIFICATION IS NECESSARY

More people living centrally means

→ FEWER Cars / Less Congestion & Emissions

→ MORE Use of active transport

→ Greater Vibrancy in CBD

NELSON'S POPULATION

44% currently aged 45 - 59

Median age 44

Rising to **52** over next 3 decades

20% of Nelsonians aged over 65 now

27% in 10yrs. **30%** in 30 yrs time!

Older adults want walking distance to shops, services & facilities.

Nelson <u>needs</u> intensification!

PROTECT THE MAITAI VALLEY
from urban development

Keep this valley as a
special place for Nelsonians.

It is generating wide public interest

8000+ people are asking you
not to change the zoning.

This is VERY SIGNIFICANT!

A2471598

Protect the Maitai Valley
now and for the future

Rezoning would be an
irreversible decision
& affect many people.

We ask that the existing rural zoning remains in place, to protect the Maitai, **Nelson's last rural valley,** for current & future generations to enjoy.

Once it's gone, it is gone.

A2471598

Protect the Maitai Valley

ONE RURAL VALLEY

SAVE THE MAITAI

A2471598

Save the Maitai Public Forum - Council 22 September 2020

Please protect the Maitai:
it's *unique*; it's *valued as it is*, it's *zoned rural*
& LOTS of people want it to stay that way!

THE MAITAI'S UNIQUENESS as a rural recreation destination:

- Last remaining rural-zoned river valley within close proximity of CBD
- Currently protected from high-density residential development by its rural zoning
- Highly valued for its rural amenity
- Accessible to everyone
- Provides a rural backdrop to a diverse range of recreation activities
- Historically significant to Maori as well as Pakeha

There are no comparable spots with the same proximity.

- Where is our "5-minutes-away" alternative? There isn't one!
- Not everyone has a car, or can afford petrol or time for alternatives such as Aniseed Valley.
- The Brook Sanctuary now has a cost barrier, & *none* of the close alternatives offer the diversity that the Maitai does.
- As Nelson grows, the Maitai will become an even more valuable asset.

The rural amenity is an atrraction for locals and visitors alike.
NCC 2015 Roding & Maitai Rivers User Survey 2015 found of 959 'best aspect' comments provided by 418 users, 386 / 959 (40%) reflected the rural amenity of the area. The river itself attracted 153 comments. Greenspace is good for mental health; research has shown that access to trees and nature can reduce stress, improve mental health and promote wellbeing, and access to high-quality green space is linked with quicker recovery from stress and lower rates of depression.

Historically, the Maitai has long been valued by Nelsonians – let's protect it!
In 1915 the community asked Council to purchase some reserve land to ensure future access, which we still enjoy today. Expansion into Kaka Valley would impact all users of the Maitai Valley, as well as the river itself, and the Maitai's rural amenity would be lost for ever. There would be increased vehicle movements, between 2000 – 5000 per day, and there is a huge amount of infrastructure required to service a subdivision of that size. IF greenfields are a must, we should be focussing on other areas, NOT the Maitai !

Intensify, or focus on other areas
Other locations are identified in the FDS, including Saxton, Marsden, Ngawhatu, and Richmond. Please ensure that the IAP considers the impact that a large suburban subdivision in Kaka/Matai would have on competing intensification options, (as well as on roading and community planning). Nelson needs *small* and *affordable* housing, for first-home owners, older people downsizing, and anyone else who wants walking distance to shops, services & facilities.

People care - this is SIGNIFICANT !!
STM petition attracted over 6000 signatures in the first 24 days! There are nearly 700 people in the Facebook group. People are concerned. Your *Significance and Engagement Policy* says: "**engagement should be in proportion to the degree of significance** that any matter has".
IF any change of zoning is going to be considered, the community needs to be heard!

We truly hope that the existing zoning remains to protect the Maitai for future generations.
#oneruralvalley #savethemaitai

Save the Maitai – notes from presentation, for Councillors – Rosey Duncan, Sept 2020

A2471489

The Nelson Branch of Hospitality New Zealand

Nelson City Council Short Term Rental Accommodation

Stacie Warren - Accommodation Sector Chair, Nelson Branch

Julie White – CEO, Hospitality New Zealand

Our Objective

- **Ensure ALL accommodation providers meet regulations**

  Currently any property owner can choose to change the use of their property from residential to short-term rental accommodation **without** meeting the Local Government Resource Consent Regulations.

- **Create an equal and fair playing field across the accommodation sector**

  If a property used for Short Term Rental Accommodation is going to act like a business then they MUST be treated like one.

- **Create supply to the shortage of rental properties in Nelson**

Accommodation Statistics, Nelson

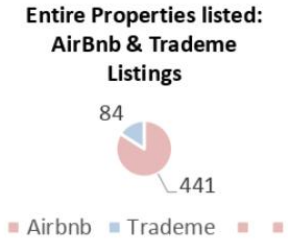
(11th June 2020)

hospitality NEW ZEALAND NELSON

38 commercial accommodation providers
(788 Beds averaging at 20.7 units per commercial provider)

trademe

84 residential rental properties listed on Trademe.com

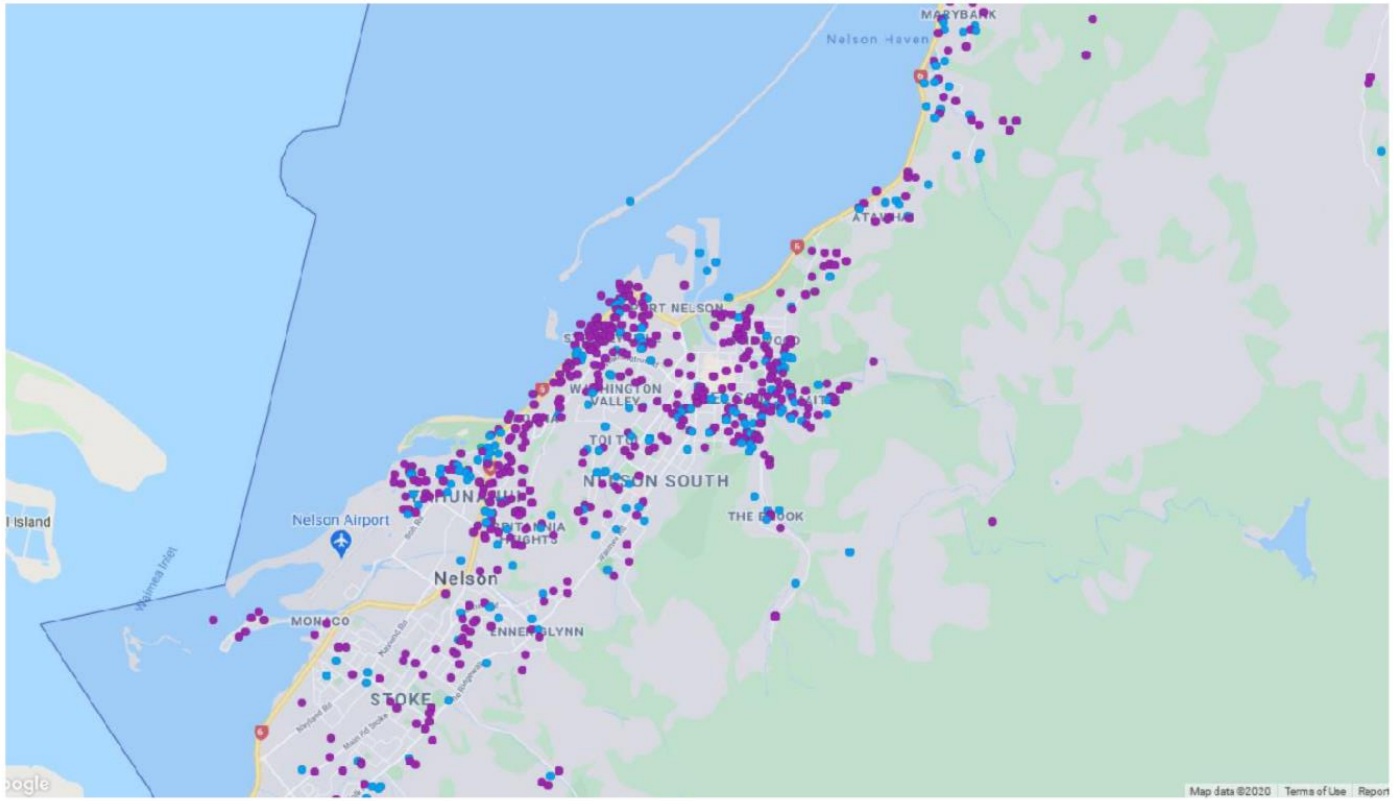


airbnb

441 entire properties listed for short term letting on Airbnb
(excludes properties listed on Bookabach, Holiday Houses, Trademe etc.)

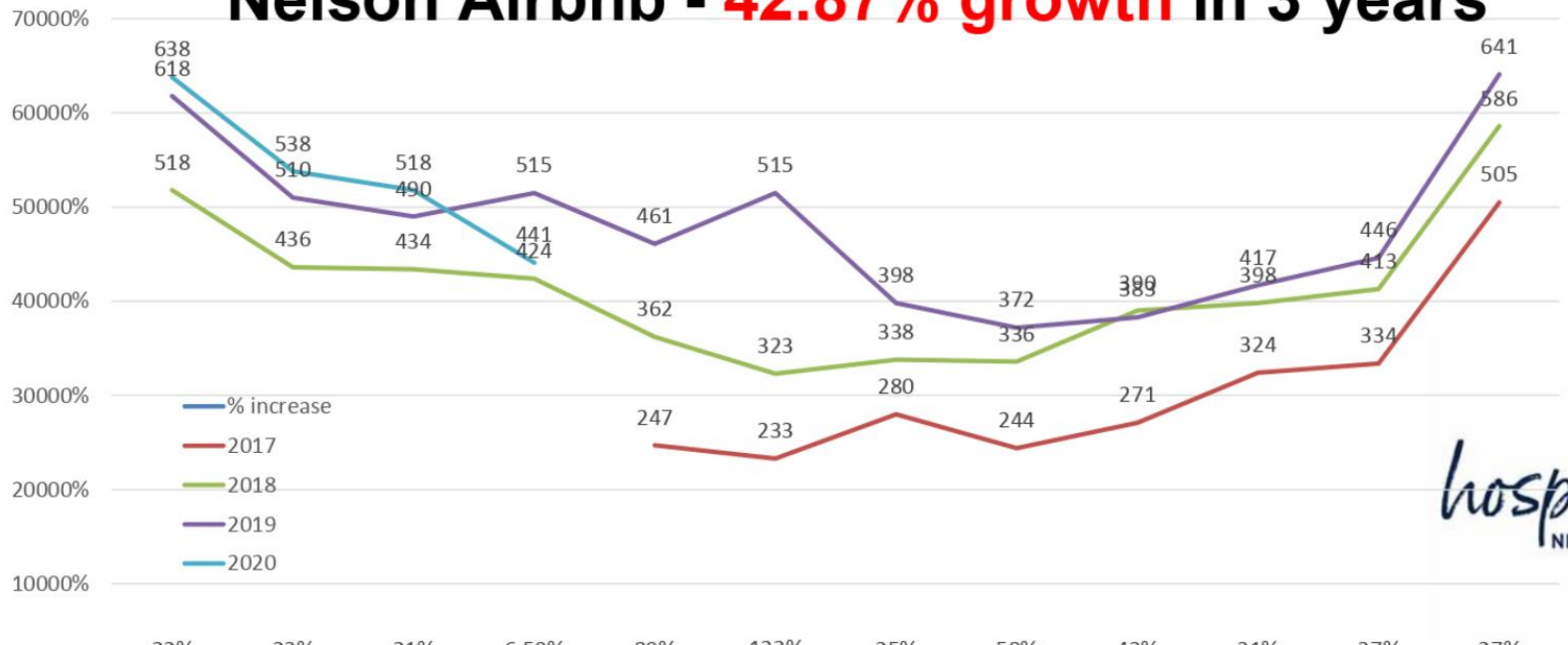
Key Points:

1. **38** commercial properties provide **788 beds** in Nelson city region
2. Airbnb current listings **441 entire properties** **(42.87% growth since May 2017)** in Nelson region
3. **Occupancy** for months Feb, March & April 2020 was **87% for Airbnb vs 54% for Commercial properties**
4. Accommodation offered to **four or more travellers** for a daily tariff are deemed as **commercial**
5. Short-term accommodation is for **short stays** **no more than one month**
6. At least one person carrying out the home occupation **lives on-site**
7. Non-residential activities in the residential zone are required to go through the **resource consent process**



hospitality NEW ZEALAND NELSON

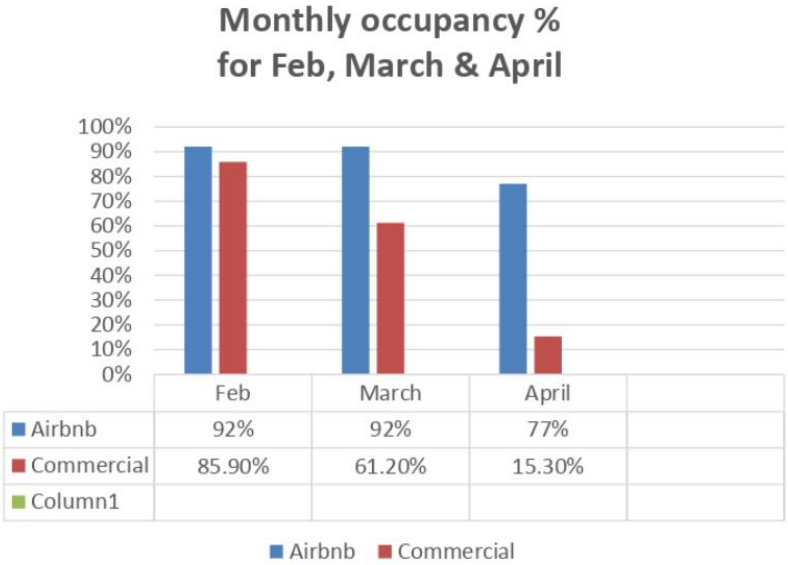
Nelson Airbnb - 42.87% growth in 3 years

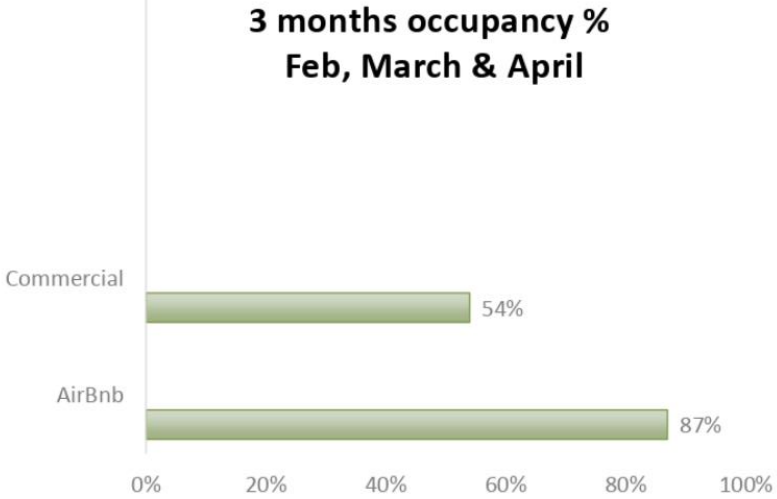


	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
% increase	22%	23%	21%	6.50%	89%	122%	35%	58%	43%	31%	37%	27%
2017					247	233	280	244	271	324	334	505
2018	518	436	434	424	362	323	338	336	390	398	413	586
2019	618	510	490	515	461	515	398	372	383	417	446	641
2020	638	538	518	441								

Nelson Airbnb vs Commercial Accommodation Occupancy %

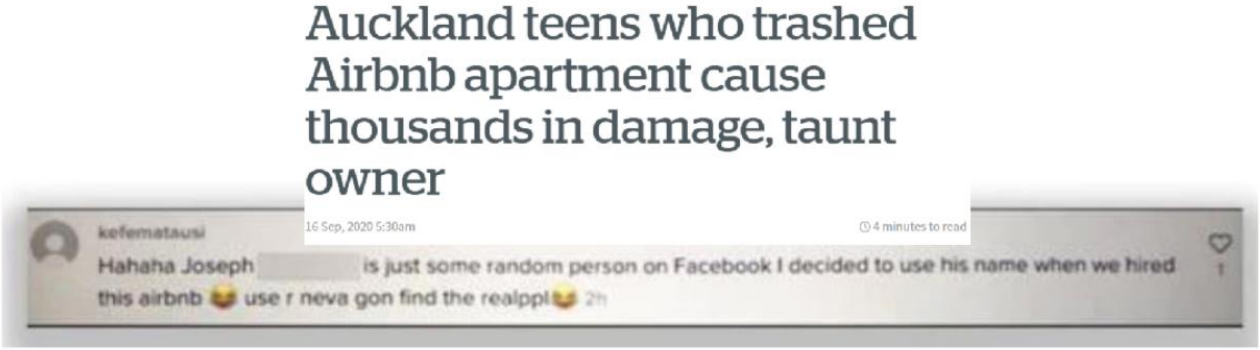
87% for Airbnb vs 54% for Commercial properties





Consents

- Currently the only policing of this sector is when an **official complaint** is laid on the short-term accommodation provider; only then will the property be checked and if required the property owner then needs to gain resource consent.



- Airbnb Law: **Rates/Consents**: Local councils may impose additional requirements for visitor accommodation for which you may need to register. Additional rate charges or resource consent application requirements may apply.

Nelson Resource Management Plan (30/04/12)

- ***Residential activity is defined in Chapter 2. Home occupation is defined in Chapter 2. See also REr.21.***
- ***Short term living accommodation is not a residential activity. See chapter 2.***
- Applicants wishing to establish non-residential activities in the Residential Zone are required to go through the resource consent process, so that each proposal can be assessed on its on merit

Chapter 2:

- **Residential Activity means:** the use of land and buildings by people for living accommodation where the occupiers intend to live at the site for a period of one month or more, and will generally refer to the site as their home and permanent address; and include accessory buildings and leisure activities.
- **For the purpose of this definition, residential activity (irrespective of length of stay) shall include:**
- Accommodation offered to not more the four travellers for daily tariff in association with a permanent resident as described above

REr.21 Home Occupations:

- The principal use of the site is for residential activities, and
- At least one person carrying out the home occupation lives on site

Innkeepers Act 1962

Interpretation:

'Guest' definition: any traveller to whom an innkeeper is liable as a innkeeper in accordance with section 5

'Inn' definition: any house or place whose proprietor or licensee holds out that, to the extent of his available accommodation, he will provide, without special contract, sleeping accommodation for any traveller presenting himself who appears able and willing to pay a reasonable sum for the services and facilities provided and is in a fit state to be received; and includes and licensed hotel

FIRE & EMERGENCY ZEW ZEALAND

(Fire Safety, Evacuation Procedures, and Evacuation Schemes) Regulations 2018

Subpart 4 – Evacuation Schemes

75 Relevant building defined for purposes of sections 76 -79

Providing accommodation for 6 or more persons (other than in 3 or fewer household units):

Buildings to which Part 1 applies are as follows :

10) hotels, motels, hostels, halls of residence, holiday cabins, groups of pensioner flats, boarding houses, guest houses, and other premises providing accommodation for the public

Building Act 2004 Schedule 2

Buildings in respect of which requirement for provision of access and facilities for persons with disabilities applies:

Section 118 Access and facilities for persons with disabilities to and within buildings
(j) hotels, motels, hostels, halls of residence, holiday cabins, groups of pensioner flats, boarding houses, guest houses, and other premises providing accommodation for the public.

HOMESTAY

Services apartment buildings may need to provide accessible facilities. The building code's schedule 2 refers to "premises providing accommodation for the public, "If someone can come in from the street and check into an apartment, the building comes under schedule 2. Even if a booking is made in advance, the building is still providing accommodation for the public.

2 bed · 2.5 bath · 4 guests

Peak View Retreat

$131K	$824	24
Revenue	ADR	Reviews

4 bed · 2.5 bath · 10 guests

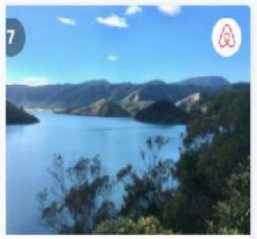
Seabreeze (4 Bedroom) - Lockdown Special -55% !

$110.6K	$532	20
Revenue	ADR	Reviews

4 bed · 2 bath · 11 guests

La Jolie Vue

$94.7K	$356	37
Revenue	ADR	Reviews



bed · 1.5 bath · 2 guests

omantic standalone B&B, Cable ay, Nelson, NZ

$76.3K	$323	67
Revenue	ADR	Reviews

3 bed · 2 bath · 6 guests

Waterfront Escape Apartment

$75.8K	$336	22
Revenue	ADR	Reviews

3 bed · 2.5 bath · 7 guests

Beachviews

$73.2K	$404	39
Revenue	ADR	Reviews

bed · 3 bath · 11 guests

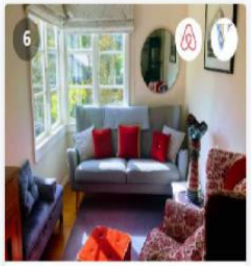
innacle Place + Lower apartment

$92.1K	$461	19
Revenue	ADR	Reviews

4 bed · 2.5 bath · 12 guests

Floating on Fifeshire;Entire House

$80.3K	$554	14
Revenue	ADR	Reviews



3 bed · 2 bath · 6 guests

Charming City Centre Cottage

$78.5K	$303	38
Revenue	ADR	Reviews

3 bed · 2.5 bath · 7 guests

'BeachViews' - Stunning Waterfront Home!

$71.5K	$408	31
Revenue	ADR	Reviews

5 bed · 3 bath · 10 guests

Mount Arthur View

$67.6K	$359	67
Revenue	ADR	Reviews

4 bed · 3 bath · 7 guests

Selah Retreat: Peaceful with a stunning view!

$65.9K	$318	26
Revenue	ADR	Reviews

NCC RATES

Peak View	$1397.43
Seabreeze	$4989.72
La Jolie Vue	$3890.66
Pinnacle Place	$4389.44
Floating on Fifeshire	$5917.61
Charming City Centre Cottage	$2903.17
Cable Bay	$3130.11
Waterfront Escape Apartment	$3508.16
Beachviews	$5086.04
Mount Arthu	$3166.46
Selah Retreat	$4150.53

MISSING RATES!!!

That's $1,047,494.07 per year !!!

NCC Rating Officer – Theo did some numbers to see how much revenue was missing for NCC

The average Residential land value in Nelson is $285,700
The average rates for the property is $2932.79
The same property if it was 100% commercial
Would pay $5308.06 rates
Missing sum of $2375.27 per property
Times that by the 441 entire properties listed on AirBnB

How to change this

- Council to increase their **resources** and follow current legislations
- Council to **enforce fines** and monitor this sector the same way they enforce rules for the commercial accommodation sector
- Council to support Hospitality NZ in advocating Central Government for a REGISTER that all accommodation providers MUST list their property if they offer short term accommodation

Benefits:

- **Increased safety** of the public with WOF's on all of these properties
- **Fire regulations** and **disabled regulations** are met for public spaces
- Commercial rates will **increase local government revenue**
- Properties will be **insured correctly** for the safety of the public (liability insurance)
- **Boost employment** within local government to monitor the sector the same way city parking is monitored
- **Increase supply of rental properties** to meet demand
- Ease Govt housing budget; WINZ clients currently housed in motels
- **Increase in revenue** for local tradesmen/businesses – whom bring these properties up to the safety standards
- **Increase in revenue** for real estate agent letting pool
- District planning requirement met for the District Plan/Trade Waste
- **Increase in revenue** for the commercial accommodation sector
- **Increase of taxes, GST and revenue** kept within NZ

He waka eke noa. We are all in this together.

Never has it been more important for Local Government and Sector to work together.
COVID recovery is an opportunity to get things right.

Hospitality New Zealand and Central Government:

1. STRA – Terms of Reference Group, September 2020
2. Industry support, National Register and Code of Conduce
3. Christchurch City Council, STRA

Hospitality New Zealand asks:

1. **Support** the need for Central Government Regulation, National Register and Code of Conduct
2. Ensure business who **act like a business are treated** like a business
3. Support the **safety for all guests**, enforce Building Code and Fire & Safety

Enforce & Support

hospitality
NEW ZEALAND
Thanks for
the hospitality
New Zealand!
A2471612